



7 The Paddocks
Penarth, Vale of Glamorgan, CF64 5BW

Watts
& Morgan



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£799,950 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An extended, four bedroom detached family home located on the ever popular The Paddocks. Found just a short walk to Penarth Clifftops and conveniently located to local transport links, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious bay fronted living room, dining room, kitchen, utility, store room, conservatory, downstairs cloakroom. First floor landing, spacious primary suite with en-suite, dressing room and store room, study, three further double bedrooms one of which with an en-suite and a family bathroom. Externally the property benefits from beautifully landscaped front and South facing rear garden. A block paved driveway accessed from the side provides off-road parking for several vehicles, beyond which is an integral double garage. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Penarth Town Centre – 1.0 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 10.8 miles

Your local office: Penarth

T: 02920 712266 (1)

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Ground Floor

Entered via a partially glazed composite door into a hallway benefiting from carpeted flooring, a recessed storage cupboard, a wall mounted alarm panel and a carpeted staircase leading to the first floor.

The spacious bay fronted living room benefits from carpeted flooring, a central feature fireplace with a marble surround, two ceiling roses, uPVC double glazed windows to the front elevation and a set of double glazed sliding doors providing access to the conservatory.

The dining room enjoys woodblock flooring, a ceiling rose and a uPVC double glazed bay window to the front elevation.

The kitchen/breakfast room has been fitted with a range of wall and base units with laminate work surfaces. Integral 'Neff' appliances to remain include; an electric oven/grill, a dishwasher, a 5-ring gas hob with an extractor fan over and three sets of electric griddles. The kitchen further benefits from tiled flooring, wood clad walls, a breakfast bar peninsula, a floor mounted boiler, partially tiled splashback, a stainless steel sink with mixer tap over and a uPVC double glazed window to the rear elevation.

The utility room has been fitted with a range of wall and base units with laminate work surfaces, space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, partially wood clad/partially tiled walls, a stainless steel sink with a mixer tap over, a uPVC double glazed window to the rear elevation and a uPVC double glazed door providing access to the rear garden. The store room enjoys tiled flooring and a uPVC double glazed window to the side elevation.

The large wrap around conservatory is a versatile space and benefits from tiled flooring, uPVC double glazed windows to all elevations, a polycarbonate roof and a uPVC double glazed door and a set of uPVC double glazed French doors providing access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from carpeted flooring, tiled walls and a uPVC double glazed obscured window to the rear elevation.

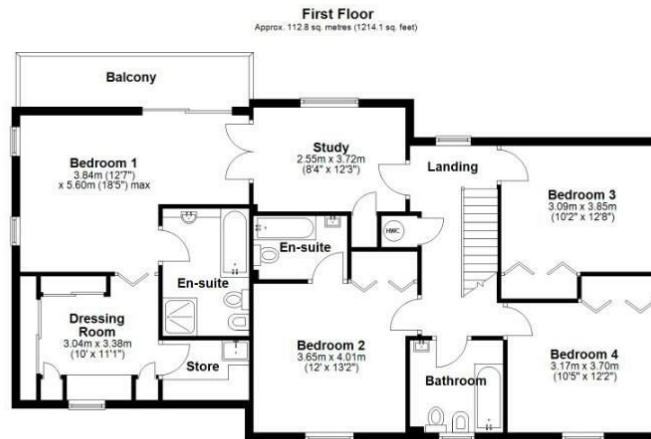
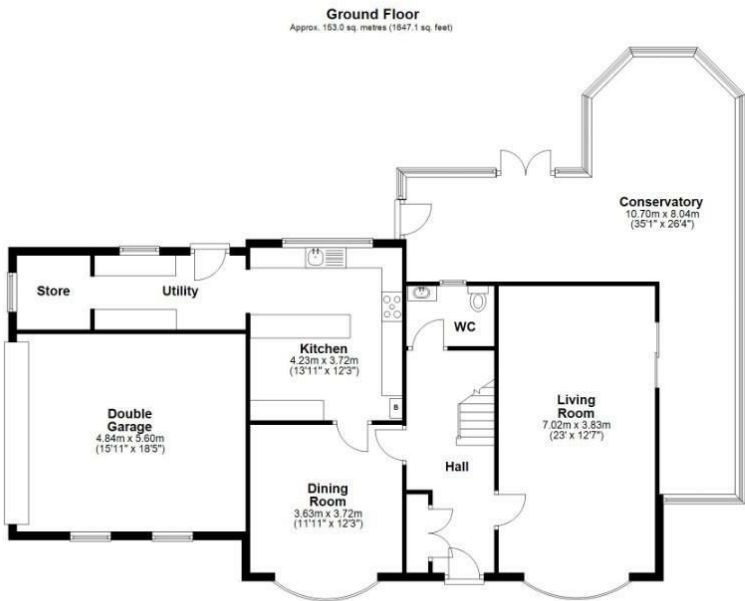


First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a loft hatch with a built-in loft ladder providing access to the loft space and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a ceiling rose, decorative cornice detailing, two uPVC double glazed windows to the side elevation and a set of aluminium sliding doors providing access onto a balcony.

The dressing room enjoys continuation of carpeted flooring, a range of fitted wardrobes, a ceiling rose and an obscure uPVC double glazed window to the front elevation. The en-suite has been fitted with a 5-piece suite comprising; a bath, a shower cubicle with a thermostatic shower over, a bidet, a WC and a wash-hand basin set within a vanity unit. The en-suite further benefits from carpeted flooring, tiled walls, loft hatch providing access to loft space and a wall mounted towel radiator. The store room benefits from tiled flooring, partially tiled walls, a Belfast sink and a range of fitted units.



Total area: approx. 265.8 sq. metres (2861.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

The study is another versatile space benefiting from carpeted flooring, a range of fitted book shelves, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a recessed wardrobe and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece suite comprising; a panelled bath, a pedestal wash-hand basin and a WC. The en-suite further benefits from carpeted flooring and tiled walls.

Bedroom three is a further double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the side elevation.

Bedroom four is a double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin, a bidet and a WC. The bathroom further benefits from carpeted flooring, tiled walls and an obscure uPVC double glazed window to the front elevation.

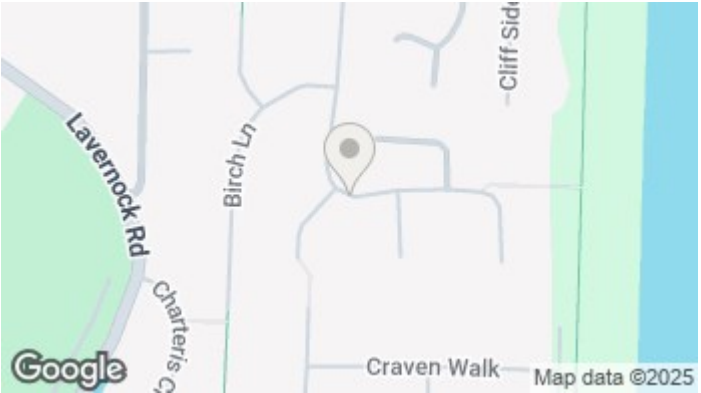
Garden & Grounds

7 The Paddocks is approached off the street onto a concrete path providing access to the property with a beautifully landscaped front garden predominantly laid to lawn with a variety of mature shrubs and borders. A block paved driveway accessed from the side provides off-road parking for several vehicles, beyond which is an integral double garage with an electric up and over door. The South facing rear garden is laid with patio tile providing ample space for outdoor entertaining and dining. The rear garden further benefits from a number of raised beds with mature shrubs and borders and a large wooden storage shed.

Additional Information

All mains services connected.
Freehold.
Council tax band 'H'.

The property also benefits from solar panels.





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