

12 Augusta Crescent

Penarth, Vale of Glamorgan, CF64 5RL



A 1920s/30s three bedroom, double storey extended semi-detached house, in catchment for Evenlode and Stanwell schools, located in a quiet and popular area within easy reach of many other local amenities including the town centre and seafront. The property has a lovely light, central entrance hall, two reception rooms, kitchen / diner and utility room with shower and toilet facilities on the ground floor. The first floor has three bedrooms and two bathrooms including the extended master bedroom with en-suite, and there is a versatile loft room above. The property has a good front garden, driveway parking for three to four cars, a garage and a well-proportioned, mature rear garden with westerly aspect. Viewing advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£650,000

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Accommodation

Ground Floor

Entrance Hall 11' 5" x 9' 11" (3.49m x 3.01m)

This is a wonderful entrance hall that really gives the property and excellent feeling of space. Attractive solid wood herringbone flooring along with original picture rails, staircase, doors, skirting boards and stained glass window to the side. Under stair cupboard. Central heating radiator. Power points.

Sitting Room 11' 9" into recess x 15' 5" (3.59m into recess x 4.7m)

The main reception room, with uPVC double glazed windows and door that opens out onto the large front garden. Fitted carpet. Fireplace with wood burning stove and oak lintel. Original picture rails and skirting boards. Power points and TV point. Central heating radiator. Four fitted wall lights.

Dining Room 11' 6" x 14' 0" into bay (3.5m x 4.27m into bay)

The second front facing reception room. Solid wood herringbone flooring continued from the hall. Original picture rails and skirting boards. uPVC double glazed curved bay window to the front. Central heating radiator. Power points.

Shower Room / Utility 8' 0" x 9' 3" (2.45m x 2.83m)

Original tiled floor. Bathroom suite comprising a shower cubicle with electric shower, WC and wash hand basin. Plumbing for washing machine and dryer. Fitted storage cupboard. Recessed lights and extractor fan. Part tiled and part timber clad walls. Power points.

Kitchen / Diner 15' 8" x 12' 3" (4.77m x 3.74m)

Accessed via a walkway through from the entrance hall with an engineered wood floor, heated towel rail and power points. Engineered wood floor continued through. Fitted kitchen comprising a range of wall units and base units with quartz work surfaces. Recess for cooker, currently housing a cooker with oven, grill and four zone gas hob. Extractor hood over. Plumbing for dishwasher. Recesses for counter level fridge and freezer. One and a half bowl countersunk sink with drainer. uPVC double glazed door to the side as well as a door and window to the rear overlooking the garden. Part tiled walls. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Original stripped timber doors to the three bedrooms and bathroom. Original skirting boards and landing cupboard. Stairs to the loft room.

Bedroom 1 15' 8" x 12' 5" (4.77m x 3.78m)

An extended room, with a bedroom, large fitted wardrobe and en-suite shower room. uPVC double glazed window and doors onto a Juliette balcony overlooking the rear garden. Fitted carpet. Central heating radiator. Power points. TV point. Phone point.

En-Suite 5' 11" x 6' 6" (1.81m x 1.99m)

Vinyl flooring. Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin with storage below. Extractor fan. Heated towel rail. Fitted mirror with shaver point.

Bedroom 2 11' 10" into recess x 15' 5" (3.61m into recess x 4.7m)

Double bedroom to the front of the house. uPVC double glazed window. Fitted carpet. Original picture rails and skirting boards. Central heating radiator. Power points.

Bedroom 3 11' 4" x 14' 0" into bay (3.46m x 4.26m into bay)

Another double bedroom (the original master bedroom) with an attractive uPVC double glazed curved bay window to the front. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points. Original skirting boards and picture rails.

Bathroom 6' 0" x 8' 7" (1.83m x 2.61m)

Vinyl floor. Suite comprising a panelled bath with mixer shower and folding glass screen, WC and wash hand basin with storage below. Two uPVC double glazed windows to the side. Tiled walls. Heated towel rail.

Loft Room 12' 4" plus additional space x 12' 3" (3.77m plus additional space x 3.74m)

A well-proportioned loft room with large Velux windows to the front and rear. Huge potential to make bigger with hip-to-gable extension or dormer subject to planning permission. Laminate floor. Central heating radiator. Power points. Further area which could be a walk-in wardrobe or study, with laminate flooring and a central heating radiator.

Outside

Front

A relatively large front garden laid to lawn and with off road parking for three to four cars leading to the garage. Mature planting to the front and sides.

Garage 10' 4" x 15' 11" (3.16m x 4.85m)

Up and over door to the front and a door to the rear into the garden.

Rear Garden

A spacious rear garden with a north westerly aspect and generous lawn. Paved patio from the house and a further patio at the bottom of the garden. Access to the garage, a greenhouse and mature planting beds to both sides. Outside tap and light. Door into the garage.

Additional Information

Tenure

The property is held on a freehold basis (WA163484).

Council Tax Band

The Council Tax band is F, which equates to a charge of £2,893.28 for the year 2024/25.

Approximate Gross Internal Area

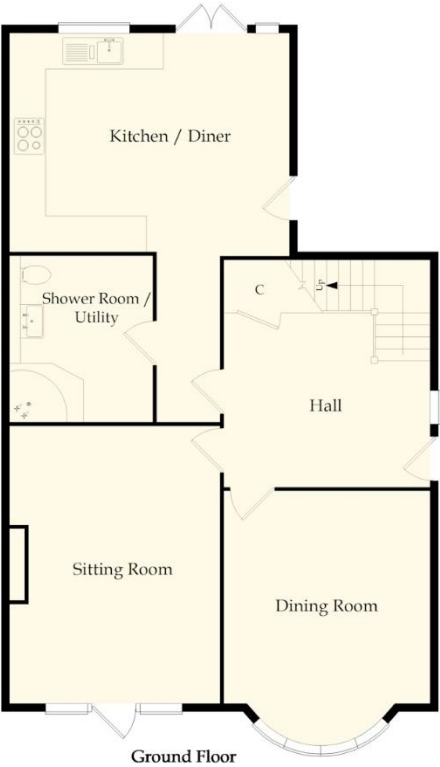
1786 sq ft / 166 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Energy Performance Certificate

Floor Plan



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