

23 Augusta Crescent

Penarth, Vale of Glamorgan, CF64 5RL



A fully renovated, extended and loft converted four to five bedroom semi-detached property with spacious and versatile ground floor living space, extensive off road parking and a well-sized and private south facing rear garden. Located in a popular, quiet cul-de-sac in catchment for Evenlode and Stanwell schools as well as being close to the Esplanade and Cliff Walk, the property comprises an entrance hall, two reception rooms (one a potential fifth bedroom), bedrooms, bathroom and a spacious kitchen / diner with utility room on the ground floor. There are then three bedrooms and a shower room above. As well as the extensive off-road parking to the front, there is a front garden, garage and a rear garden with separate space to the side. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£750,000

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Accommodation

Ground Floor

Hall

Entered via a composite front door with uPVC double glazed window to the side. Original herringbone pattern wood block flooring. Stairs to the first floor. Central heating radiator. Doors to the two reception rooms, bedroom, kitchen / diner and bathroom. Extensive fitted under stair storage. Power points. Recessed lighting.

Lounge 11' 8" x 23' 2" (3.56m x 7.06m)

A spacious living room with aluminium bifold doors to the rear into the garden, and two skylight windows. Fitted carpet. Central heating radiator. Five fitted wall lights, power points and TV point. Feature fireplace with wooden and marble surround, a marble hearth and a fitted gas fire.

Sitting Room / Play Room / Bedroom 5 12' 4" x 10' 5" plus bay (3.77m x 3.18m plus bay)

This is a versatile room to the front of the house with uPVC double glazed bay window. Fitted carpet. Central heating radiator. Power points. Coved ceiling. uPVC double glazed window with original leaded stained glass. Coved ceiling. Hatch to some loft space. This room could be a fifth bedroom if required.

Kitchen / Diner 17' 6" x 16' 2" (5.34m x 4.93m)

An extended family space to the back of the house with uPVC double glazed window, two skylights and a set of aluminium bifold doors into the garden. Luxury vinyl flooring. Fitted kitchen comprising wall units and base units with wood effect laminate work surfaces and a central island. Freestanding cooker with five burner gas hob, double oven and grill. Extractor hood. Integrated counter level fridge and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points. Central heating radiator. Plenty of space for a dining table and chairs.

Utility Room 7' 8" x 5' 9" (2.34m x 1.75m)

Fitted wall units and base units with wood effect laminate work surfaces. Wall mounted gas boiler. Recess for fridge freezer. Plumbing for washing machine and dryer. Single bowl stainless steel sink with drainer. uPVC double glazed door to the side. Power points.

Bedroom 4 11' 11" x 10' 0" (3.63m x 3.05m)

A double bedroom found on the ground floor, which once again is a versatile room that would be equally suited to being a playroom, study or snug lounge. Fitted carpet. uPVC double glazed window to the side. Coved ceiling. Power points. Central heating radiator.

Bathroom 8' 4" x 8' 4" (2.53m x 2.54m)

A fully tiled ground floor bathroom with a suite comprising a corner bath, shower cubicle with mixer shower, WC and wash hand basin with. Matching wall cabinets and mirror. Coved ceiling. Recessed lights. Heated towel rail. uPVC double glazed window to the side with opaque glass.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all rooms. Power point. Recessed light.

Bedroom 1 9' 2" x 16' 0" (2.8m x 4.87m)

Double bedroom with uPVC double glazed window to the rear that overlooks the garden. Fitted carpet. Central heating radiator. Built-in wardrobes to one end with mirrored sliding doors. Power points.

Bedroom 2 6' 11" x 19' 6" (2.11m x 5.95m)

Double bedroom with uPVC double glazed window to the rear and a Velux window to the front. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 11' 11" x 6' 3" (3.62m x 1.9m)

The third first floor bedroom, once again with a uPVC double glazed window to the rear that overlooks the garden. Central heating radiator. Power points.

Shower Room 6' 9" x 7' 1" (2.06m x 2.17m)

A refitted shower room with Velux window to the front and a suite comprising the shower cubicle with twin head mixer shower, WC and a sink with storage below. Vinyl flooring. Part tiled walls. Extractor fan. Recessed lights.

Outside

Front

The property benefits from a large frontage with extensive off road parking and a lawn. EV charging point.

Rear Garden

A well-proportioned south facing rear garden with a composite deck, natural stone patio and lawn. Mature planting throughout, including an impressive central apple tree. Timber summer house decked area to the rear. Power points and outside lights. Gated access to a secure area that gives access to the garage and has an outside tap and light.

Garage 12' 5" max x 17' 9" max (3.78m max x 5.42m max)

Up and over door to the front and uPVC double glazed sliding doors to the rear into the garden. Lights and power points.

Additional Information

Tenure

The property is freehold (WA531752).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

Approximate Gross Internal Area

1788 sq ft / 166.1 sq m.

Utilities

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

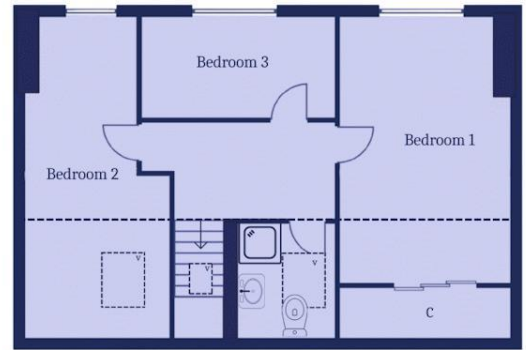
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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