

17 Augusta Road

Penarth, Vale of Glamorgan, CF64 5RH



A much loved and well looked after family home on this very popular road, with spacious, characterful accommodation, a private and mature garden and plenty of off road parking. In good condition throughout but retaining plenty of further potential, the property comprises a porch, hall, four reception rooms, kitchen, utility and shower room on the ground floor along with four bedrooms, a bathroom and a WC above. The rear garden is very private and has a north westerly aspect while there is also a detached garage to the side. Sold with no onward chain. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

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£895,000

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Accommodation

Ground Floor

Porch

Tiled floor. uPVC double glazed windows and door. Original wooden front door with leaded window. Electric light.

Entrance Hall

Fitted carpet. Original staircase to the first floor and doors to the lounge, dining room and sitting room. Under stair area. Aluminium double glazed window.

Lounge *15' 0" into recess x 17' 5" into bay (4.57m into recess x 5.32m into bay)*

The main reception room, to the front of the property and with an attractive aluminium double glazed bay window. Fitted carpet. Central heating radiator. Power points. TV point. Stone fireplace with electric fire and wooden mantel. Coved ceiling.

Dining Room *14' 1" into recess x 14' 0" (4.28m into recess x 4.27m)*

Two aluminium double glazed windows to the front. Fitted carpet. Original fireplace, plate racks and deep skirting boards. Gas fire. Power points. Central heating radiator. Hatch to the kitchen.

Sitting Room *12' 0" into recess x 11' 3" (3.65m into recess x 3.42m)*

A space that links the kitchen with the extended living room across the back of the house. Fitted carpet. Original picture rails. Aluminium double glazed window to the side. Fitted cupboard. Central heating radiator. Power points and TV point.

Kitchen *17' 0" x 11' 3" (5.19m x 3.42m)*

Wood effect vinyl floor. Fitted kitchen comprising wall units and base units with wooden doors and laminate work surfaces. Integrated electric oven, four zone electric hob, extractor fan and dishwasher. One and a half bowl stainless steel sink with drainer. Recess for fridge freezer. Aluminium double glazed window to the side. Part tiled walls. Power points. Central heating radiator. Open to the living room.

Living Room *20' 3" x 12' 4" into bay (6.16m x 3.76m into bay)*

The extended space across the rear of the house overlooking the garden and with space for dining and lounge furniture. Fitted carpet. Aluminium double glazed windows and sliding doors. Two central heating radiators. Power points. Coved ceiling. Door to the utility room.

Utility Room *8' 11" x 6' 8" (2.71m x 2.03m)*

Tiled floor. Built-in cupboard. Fitted work surface and cupboard. Single bowl stainless steel sink with drainer. Plumbing for washing machine and dryer. Central heating radiator. Coved ceiling. Hatch to the loft. Power points. Door to the shower room. Aluminium double glazed window and door to the side.

Shower Room *7' 11" x 5' 10" (2.42m x 1.77m)*

Tiled floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Aluminium double glazed window to the rear. Central heating radiator. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Original balustrade. Power points. Original doors to all rooms. Large aluminium double glazed window to the side. Hatch to a sizeable loft space with fitted ladder.

Bedroom 1 *15' 1" into recess x 17' 6" into bay (4.61m into recess x 5.34m into bay)*

Double bedroom to the front of the property with aluminium double glazed bay window. Fitted carpet. Central heating radiator. Extensive fitted bedroom furniture. Power points.

Bedroom 2 11' 11" into recess x 11' 3" (3.64m into recess x 3.42m)

Double bedroom with aluminum double glazed window to the rear. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points.

Bedroom 3 14' 0" into recess x 14' 0" (4.27m into recess x 4.26m)

The second front facing double bedroom. Fitted carpet. Fitted bedroom furniture with wash hand basin. Central heating radiator. Power points. Aluminium double glazed window to the front.

Bedroom 4 9' 1" x 8' 0" (2.76m x 2.44m)

Single bedroom with aluminum double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Power points.

Bathroom 7' 7" x 7' 10" (2.32m x 2.4m)

Tiled walls and vinyl floor. Suite comprising a panelled bath with electric shower, and a WC. Built-in cupboard with hot water cylinder and shelving. Aluminium double glazed window to the rear. Central heating radiator.

WC 5' 10" x 2' 11" (1.77m x 0.9m)

Tiled walls and vinyl floor. WC. Aluminium double glazed window to the side.

Outside

Front

Front garden laid to lawn and with planting beds to the front and side. Driveway providing off road parking for three to four cars leading to the garage. Pedestrian and vehicular gates. Outside tap.

Garage 10' 10" x 26' 3" (3.29m x 8m)

Up and over garage door. Two aluminium double glazed windows to the side onto the garden. Electric light and power points. Fitted shelving.

Rear Garden

An enclosed, private rear garden, predominantly laid to lawn and with a well proportioned patio. Mature hedging to the rear. Planting beds to both sides.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £3,561.98 for the year 2022/23.

Approximate Gross Internal Area

2109 sq ft / 196 sq m.

Energy Performance Certificate

Floor Plan



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