

29 Augusta Crescent

Penarth, Vale of Glamorgan, CF64 5RL



A much loved family home, now being sold with no onward chain and offering excellent potential in a very popular part of Penarth. This is a very versatile three bedroom detached bungalow on a well-proportioned plot with off road parking and garage. The accommodation comprises a porch, entrance hall, living room and kitchen that open onto the garden, the three bedrooms and a bathroom. Viewing advised. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

£550,000

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Accommodation

Porch

Wooden glazed panel front door and inner door. Wooden windows to the front and side. Power point.

Entrance Hall

Doors to all room. Two built-in cupboards. Central heating radiator. Power point. Original wood block floor.

Sitting Room 11' 11" x 13' 11" (3.63m x 4.25m)

Living room to the rear of the property with uPVC double glazed windows and door overlooking and giving access to the garden. Original wood block floor. Secondary glazed original stained glass window to the side. Power point. Central heating radiator.

Kitchen 13' 0" x 9' 2" (3.96m x 2.8m)

uPVC double glazed windows to the rear and side and a door into the rear lobby. Fitted kitchen comprising wall units and base units with laminate work surfaces. Space for cooker, fridge and plumbing for washing machine. Floor standing gas boiler. Central heating radiator. Power points. Part tiled walls.

Bedroom 1 11' 11" x 14' 4" into bay (3.63m x 4.38m into bay)

Double bedroom to the front of the property either uPVC double glazed bay window and a secondary glazed original stained glass window to the side. Central heating radiator. Power points. Original wood block floor.

Bedroom 2 11' 11" x 11' 4" (3.64m x 3.45m)

Original wood block flooring. uPVC double glazed window to the side. Central heating radiator. Power point.

Bedroom 3 9' 1" x 11' 5" (2.76m x 3.49m)

The second front facing bedroom, again with original wood block floor. uPVC double glazed window to the front. Central heating radiator. Power points. This room would be equally suited as a study or TV snug.

Bathroom 8' 5" x 6' 0" (2.57m x 1.83m)

Suite comprising a panelled bath with electric shower, WC and wash hand basin. uPVC double glazed window to the side. Tiled walls. Built-in cupboard with hot water cylinder. Central heating radiator.

Store 5' 7" x 2' 8" (1.7m x 0.81m)

Folding door from the entrance hall. Fitted carpet. uPVC double glazed window to the side. Power points.

Lobby 3' 2" x 4' 0" (0.96m x 1.21m)

An area between the kitchen and garden, with a tiled floor, wooden window and door to the utility cupboard.

Utility Cupboard 3' 0" x 4' 0" (0.91m x 1.21m)

Tiled floor. Central heating radiator. Plumbing for washing machine. Wooden window to the rear.

Outside

Front

Front garden laid to lawn and with mature planting. Off road parking for two cars leading to the garage.

Rear Garden

Paved patio and lawned garden. Mature hedging to two side. Planting beds. Wide side access that leads to the back of the garage. Outside tap. Narrower gated side access to the front on the other side.

Garage 7' 7" x 20' 6" (2.31m x 6.24m)

Up and over garage door. Double doors to the rear into the garden.

Additional Information

Tenure

The property is held on a freehold basis (WA76343).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/24.

Approximate Gross Internal Area

871 sq ft / 81 sq m (exc. garage).

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floor Plan



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