

St. Augustines Crescent

PENARTH

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CARDIFF VALE CAERPHILLY BRISTOL



This beautifully presented property makes for a charming family home - retaining much character with many original features throughout. Versatile and spacious accommodation over 2 floors with potential to convert the loft. Well placed for the town and a short walk takes you to the barrage and beyond.

Comments by Mr Paul Davies



Property Specialist

Mr Paul Davies

Property Management Co-ordinator

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Comments by the Homeowner

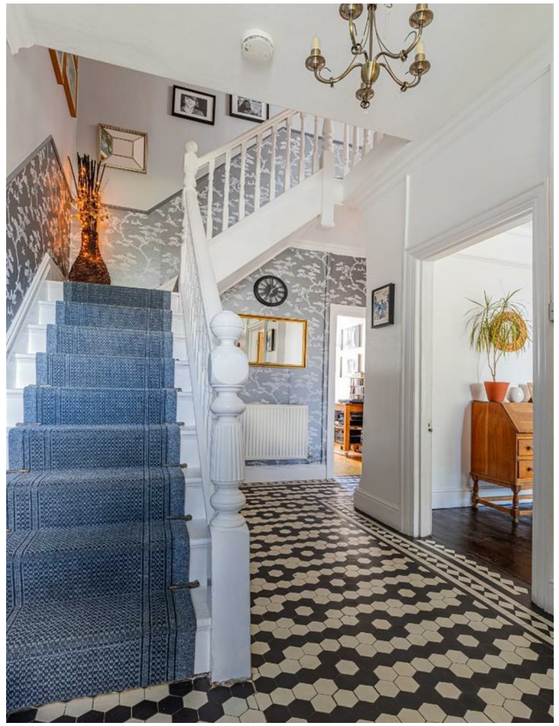




Total area: approx. 133.8 sq. metres (1440.7 sq. feet)









St. Augustines

Penarth, CF64 1BG

£650,000

4 Bedroom(s) | 2 Bathroom(s) | 1440.00 sq ft



Contact our
Penarth Branch
02920415161

Located upon a corner plot and benefitting from views over Cardiff Bay plus overlooking St. Augustine's Church & Grounds. Beautifully presented and retaining many original features. Briefly comprising a porch and spacious and welcoming entrance hall, elegant lounge and spacious dining room, modern kitchen - dishwasher plus built in oven, hob & hood, utility room plus ground floor modern shower room. To the first floor there are 4 generous bedrooms (3 doubles) plus stylishly appointed bathroom - shower. Catchment for the popular Albert Road Primary & Stanwell Secondary Schools. Complimented with double glazing and gas central heating with replacement boiler - 2022. Set in established gardens with side off road parking plus ample areas to entertain in the garden. Viewing highly recommended.





Porch
With original tiled floor and tiled surround.

Entrance Hall 15'9" max x 7'4" (4.80m max x 2.24m)
Spacious and welcoming entrance hall, allowing access to all rooms, stairs rise to the first floor with built in cupboards under, original black & white tiled floor, window to front.

Lounge 17'6" x 15'8" into bay (5.33m x 4.78m into bay)
Large & elegant main living room, deep bay window to the front with pleasant aspect overlooking the church grounds, stripped pine floor, marble Antique fire surround with cast iron insert, TV point.

Kitchen 12'5" x 11'8" (3.78m x 3.56m)
Fitted with a modern range of Hi Gloss wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with tiled surround, room for table & chairs, integrated dishwasher plus built in oven, 5 ring hob & cooker hood, space for fridge/freezer, tiled floor, French doors lead into the garden.

Dining Room 12'6" max x 11'7" (3.81m max x 3.53m)
Exposed pine floor boards, window to rear, pine fire surround.

Utility Room 9'2" x 7'7" (2.79m x 2.31m)
Useful room, fitted base units with stainless steel sink & drainer, plumbed for washing machine with space for tumble drier, window to side plus door to garden, wall mounted combination boiler (replaced 2022), tiled floor, heated chrome towel rail.

Shower Room
Fully tiled and tiled floor, fitted modern white suite, corner shower cubicle, pedestal wash hand basin and close coupled wc, heated chrome towel rail, window to side, extractor fan.

First Floor Landing
Spacious landing leading to all rooms, access to the loft via a pull down ladder - loft mostly boarded with light & power point.

Bedroom 1 12'4" x 12'2" (3.76m x 3.71m)
Large master double bedroom, 2 windows to front offering a pleasant aspect overlooking the church grounds plus views of Cardiff & the bay, with a range of wardrobes on one wall.

Bedroom 2 12'6" x 12'3" max (3.81m x 3.73m max)
Double bedroom, window to rear with a glimpse of the channel.

Bedroom 3 12'6" x 9'5" (3.81m x 2.87m)
Double bedroom, window to front with a view of the bay.

Bedroom 4 12'1" x 7'4" (3.68m x 2.24m)
Generous single bedroom, window to rear.

Bathroom
Stylishly appointed family bathroom - tiled surround, comprising a panel double ended bath with electric shower over with glass screen, vanity wash hand basin and close coupled wc, heated chrome towel rail, 2 windows to rear.

Garden
Set upon a generous corner plot overlooking St. Augustine's Church & grounds, established shrub borders with brick boundary wall. At the rear a generous entertaining area outside the kitchen leading to a further paved area, steps rise to another paved patio and the main lawn, outside tap, exterior double power socket, hard stand for off road parking, garden shed.

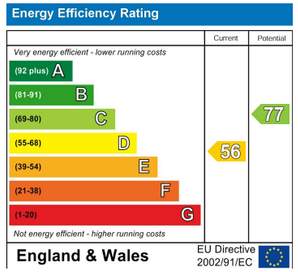
Information
We believe the property is Freehold.
Council Band F - £3,266.15 (2026-2027)










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
56
77
England & Wales
EU Directive 2002/91/EC



