



ST. AUGUSTINES CRESCENT

PENARTH









## ST. AUGUSTINES CRESCENT

PENARTH, CF64 1BG - £650,000



4 bedroom(s)



2 bathroom(s)



1440.00 sq ft

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.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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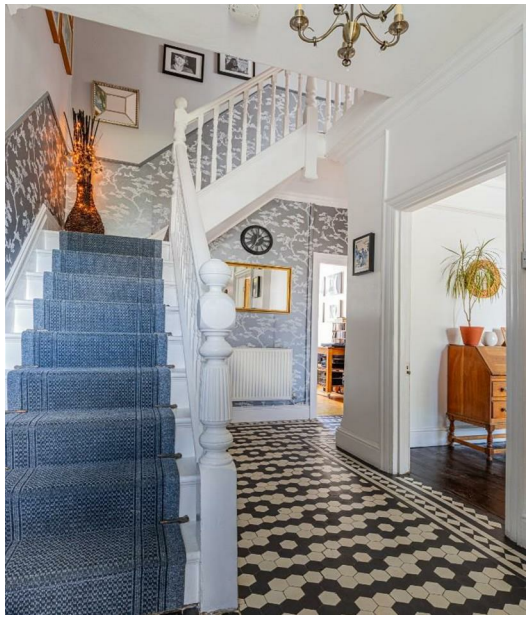
Negotiator












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































#### **PORCH**

With original tiled floor and tiled surround.

#### **ENTRANCE HALL**

**4.80m max x 2.24m (15'9" max x 7'4")**

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**

**5.33m x 4.78m into bay (17'6" x 15'8" 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**

**3.78m x 3.56m (12'5" x 11'8")**

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**

**3.81m max x 3.53m (12'6" max x 11'7")**

Exposed pine floor boards, window to rear, pine fire surround.

#### **UTILITY ROOM**

**2.79m x 2.31m (9'2" x 7'7")**

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**

**3.76m x 3.71m (12'4" x 12'2")**

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**

**3.81m x 3.73m max (12'6" x 12'3" max)**

Double bedroom, window to rear with a glimpse of the channel.

#### **BEDROOM 3**

**3.81m x 2.87m (12'6" x 9'5")**

Double bedroom, window to front with a view of the bay.

#### **BEDROOM 4**

**3.68m x 2.24m (12'1" x 7'4")**

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 - £3,068.02 (2025-2026)







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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.

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Comments by Mr Paul Davies



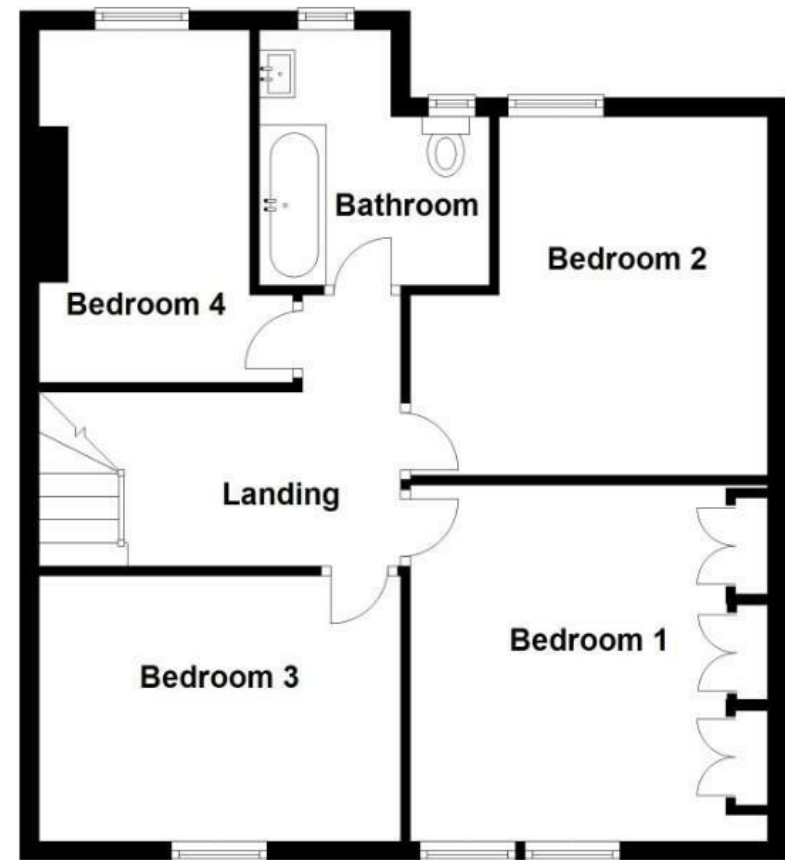
## Ground Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



## First Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



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



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Jeffrey Ross