

3 St. Augustines Place



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SHEPHERD SHARPE

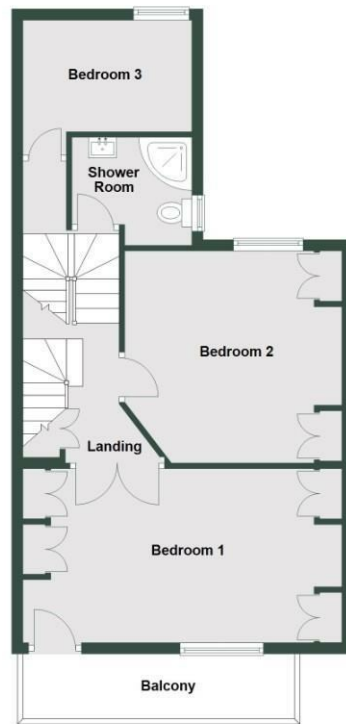


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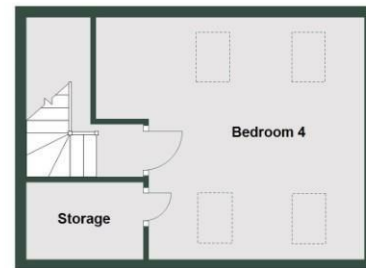
Ground Floor



First Floor



Second Floor



Total area: approx. 142.8 sq. metres (1536.8 sq. feet)
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£575,000

A greatly improved four double bedroom mid terrace Victorian house offering well proportioned accommodation spanning three floors with the ability to extend further (planning approved). The property is situated close to the town centre, with far reaching views across Cardiff Bay and the Channel. Comprises entrance porch, hallway, two reception rooms, kitchen/breakfast room, utility/boot room and wc. To first floor there are three double bedrooms, balcony to bedroom 1 and well appointed shower room. Further double bedroom to second floor. Landscaped walled front garden with views of St Augustines Church, enclosed rear garden with paved patio and borders, pedestrian gated access to rear lane. Double glazed sash windows, gas central heating, rewired, replastered and replumbed. Approved planning permission to extend and enhance the kitchen area. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Composite front door with frosted transom over to porch.

Porch

Stylish tiling to walls, coir matting, pendant light. Decorative stained glass door to hallway.

Hallway

Stripped wood floorboards, column radiator, pendant light, bespoke understair pull out storage drawers. Original spindle staircase and newel post with carpet stair runner to the first floor.

Dining Room

14'11" x 13'1" (into bay) (4.56m x 4.00m (into bay))

A well proportioned reception room. Double glazed sash bay windows to front. Fitted carpet, column radiator, central ceiling light, 'Heta' multi-fuel burner (available by separate negotiation) brick surround, slate hearth with traditional mantle over, built-in low level cupboards with open shelving above to either side.

Living Room

13'0" x 12'6" (3.98m x 3.82m)

A bright room with French doors and window above leading out to the rear garden. Stripped wood floorboards, central ceiling rose and light, 'Heta' multi-fuel burner (available by separate negotiation) with herringbone tile surround and slate hearth, downlit custom shelving and lower level log store, exposed stone wall with log store.

Kitchen/Breakfast Room

9'11" x 14'2" (3.04m x 4.33m)

Steps from the hall lead into the kitchen/breakfast room. 'Shaker' style fitted kitchen with a range of storage units and corner double pantry cupboard, complimenting countertop, inset sink with mixer tap. Appliances to remain include fridge/freezer, high level oven and grill, dishwasher and induction hob. Timber effect tiled flooring, multiple spotlights to ceiling and wall mounted lights, Baxi combination boiler. Large window to side.

Utility/Boot Room

9'11" x 9'10" (3.04m x 3.01m)

A cohesive design with the kitchen, timber effect tiled flooring and units provide practical storage, plumbing for washing machine, sink with further cupboards under. Door and window to rear garden. Door to WC.

W.C.

Timber effect tiled flooring, modern wc, fitted vanity unit with wash basin, subway tiling to dado height. Frosted window to rear.

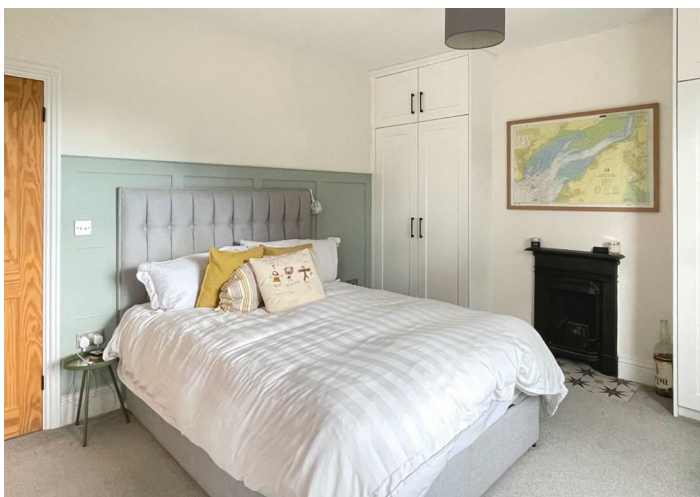
First Floor Landing

Split level landing with carpet, multiple pendant lights, loft hatch with retractable ladder to the boarded loft space with light, stairs to bedroom 4.

Bedroom 1

18'9" x 10'3" (5.74m x 3.13m)

Double doors open into a good size double bedroom. Large window to front with full length tilt and turn window/door to the balcony with far reaching views extending to Cardiff Bay, Steep Holme and the Channel. Built-in wardrobes and cupboards, carpet, stylish panelled accent wall, original fireplace.



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Bedroom 2

12'9" x 12'5" (3.91m x 3.81m)

A good size double bedroom. Window to rear overlooking the garden. Carpet, panelled walls, two full height built-in double wardrobes with cupboards over.

Bedroom 3

9'11" x 6'7" (3.04m x 2.01m)

Currently used as a home office/study. Window to rear. Carpet, pendant light, exposed stone wall.

Shower Room

7'1" x 6'4" (2.16m x 1.94m)

A recently installed and well appointed shower room. Comprising corner shower enclosure with rainfall shower fitting, wash hand basin inset to vanity unit, low level wc, heated towel rail. Frosted window to side.

Second Floor Landing

Carpet. Door to bedroom 4.

Bedroom 4

15'10" x 14'3" (4.83m x 4.35m)

A good size double bedroom. Four Velux windows giving plenty of natural light, views of St Augustines Church, extending to Cardiff Bay and the Channel. Carpet, spot lights.

Front Garden

A natural stone wall, courtyard style front garden beautifully landscaped with borders and gravel, gated access leading to a paved pathway to the front door.

Rear Garden

An enclosed westerly facing rear garden, predominantly paved with defined borders and gated access opening to a rear lane (could be widened to create private parking area).

Additional Information

The property was rewired, replastered and replumbed in 2022.

The windows were installed in 2023.

The roof was replaced in 2024.

The shower room installed in 2022.

The kitchen and utility room were upgraded in 2024.

The front wall and railings were redone in 2025 when the front garden was landscaped.

Approved planning has been granted to extend and enhance the kitchen area – further details can be found on the Vale of Glamorgan Planning Portal. Reference No. 2023/00243/FUL.

Council Tax

Band F £3,266.15 p.a. (26/27)

Post Code

CF64 1BJ

