

8 Paget Place



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Monday – Friday  
9am – 5.30pm  
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9am – 5pm

SHEPHERD SHARPE



Total area: approx. 197.8 sq. metres (2129.3 sq. feet)  
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Penarth CF64 1DP

£850,000

A delightful late Victorian three storey spacious four double bedroom semi detached house with lovely views looking at across northern Penarth towards Cardiff Bay and city centre. The property is located with easy access to Bellevue Park, local train stations and the town centre. Comprises porch, hallway, two reception rooms, utility, stunning kitchen/breakfasting, rear lobby and wc. On the first floor there are two good sized bedrooms, a large family bathroom and separate shower room, two further double rooms on the second floor. Excellent off road parking, south facing rear garden with outside entertaining space and outbuilding. Gas central heating, double glazing. A lovely elegant family house. Freehold.

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   | 73        |
| (39-54) E                                   | 60        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

## 8 Paget Place



Original panelled front door with glazed transom above leading to porch.

### Porch

Tiled floor, cornice, glazed timber door to hallway.

### Hallway

A lovely entrance hallway. Original cornice and archway, new oak flooring, radiator under stair storage, original staircase to first floor, panelled doors to ground floor accommodation,

### Reception Room 1

16'9" (into bay) x 14'6" (max) (5.12m (into bay) x 4.43m (max))

An elegant front living room. Bay window with partial views looking towards Cardiff. Original cornice, picture rail, ceiling rose, natural stone contemporary fire surround with wood burning stove and slate hearth, radiator, shelving.

### Reception Room 2

12'9" x 12'8" (max) (3.91m x 3.87m (max))

A south facing reception room. uPVC double glazed patio doors leading to side and rear garden. Original cornice and picture rail, modern fireplace with stone surround, radiator.

### Utility Room

Compact but usefull. uPVC double glazed window to side. Tiled floor, worktop, plumbing for washing machine and tumble dryer, power and lighting.

### Kitchen/Breakfasting Room

26'0" x 11'3" (7.95m x 3.43m)

A spacious open plan family space reconfigured and knocked through. Large double glazed velux window, further uPVC double glazed window and double doors opening onto the garden. A contemporary fitted kitchen, quality quartz worktops, twin bowl sink, peninsula breakfast bar. Integrated appliances include three Neff electric ovens (one of which is a combination microwave), separate warming drawer, large five zone induction hob, fridge, freezer, wine cooler, dishwasher. Plenty of space breakfast dining table and six chairs, two column radiators, recessed lighting. Doorway through to rear lobby and wc.

### Rear Lobby

Good storage, tiled floor.

### W.C.

Modern wc, wash hand basin, heated towel rail, extraction, tiled floor. uPVC double glazed window to side.

### First Floor Landing

Carpet to stairwell and landing, original staircase to second floor.

### Bedroom 1

19'2" (max) x 16'9" (into bay) (5.86m (max) x 5.12 (into bay))

A large double bedroom the full width of the house. uPVC double glazed bay window to front. Carpet, radiator.

### Bedroom 2

12'9" (max) x 12'9" (3.90m (max) x 3.90m)

A good size double bedroom. uPVC double glazed window to rear looking towards St Augustine's Church. Carpet, radiator.



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### Bathroom

11'0" x 9'4" (3.37m x 2.87m)

A spacious family bathroom. Comprising tiled panelled bath, large shower enclosure with twin head mixer shower, wc, wash hand basin with built-in storage beneath. Fitted bathroom cabinet with mirrored doors, modern heated towel rail, recessed lights, extractor fan, cupboard housing combination boiler, beautifully tiled walls and floor. uPVC double glazed window.

### Shower Room

9'3" x 7'10" (2.82m x 2.40m)

Contemporary bright and light spacious shower room. Comprising corner shower enclosure with twin head mixer shower, wash hand basin and wc, all in white with chrome fittings. Heated towel rail, mirror with light, shaver point, recessed lighting, extractor fan. Two uPVC double glazed windows.



### Second Floor Landing

Carpet.

### Bedroom 3

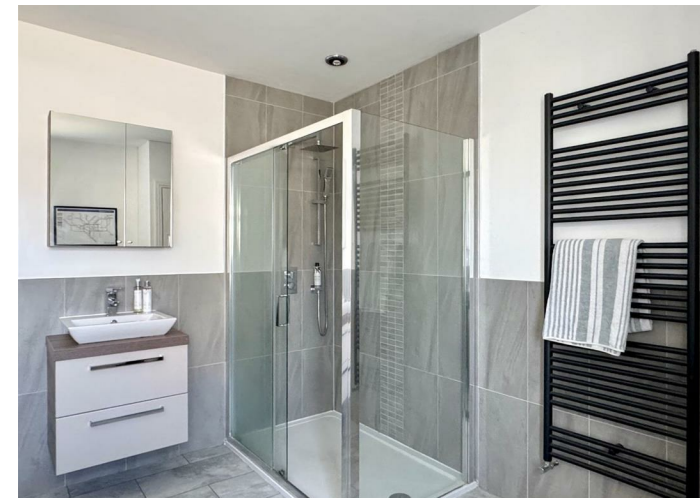
18'4" x 13'8" (5.60m x 4.18m)

A large double bedroom. uPVC double glazed window to front with impressive views of Cardiff Bay and Cardiff city centre. Carpet, large storage cupboards to the remaining loft areas, radiator.

### Bedroom 4

12'5" x 12'10" (3.80m x 3.93m)

uPVC double glazed window to side and velux window to roof slope. Carpet, radiator.



### Front Garden

Deep frontage which is hard landscaped with attractive block paviours, parking for four cars, secure gated side access to side and rear garden.

### Rear Garden

A good sized south facing tiered rear garden, large entertaining area immediately outside the kitchen and second reception room, natural stone pathways, raised borders and lawned areas, mixed planting with mature trees, shed/storage.

### Council Tax

Band G £3,768.63 p.a. (26/27)

### Post Code

CF64 1DP

