



30 Arcot Street, Penarth

£450,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

LOCATION

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces, Penarth Pier and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Dingle train station is also a short walk away. Penarth is home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

ENTRANCE HALL

Entered via wooden door with obscure glass panels. Additional wooden door, leading to spacious entrance hall with under stair storage space. Laminate wood effect flooring. Wall mounted radiator. Doors leading to sitting room, living room, W.C and kitchen/diner. Carpeted stairs leading to first floor.

LIVING ROOM

11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted radiator. Coving to ceiling.

SITTING ROOM

12' 6" x 11' 2" (3.80m x 3.40m)

Large double glazed uPVC windows to front aspect. Carpeted flooring. Feature fireplace with slate surround and log burner. Wall mounted radiator. Coving to ceiling.

KITCHEN/DINER

27' 11" x 10' 2" (8.50m x 3.10m)

Impressive open plan kitchen/diner with bifold doors, leading to low maintenance rear garden. Bespoke 'Jam' kitchen with compressed laminate work surfaces incorporating stainless steel sink. Part tiled walls. Modern fitted wall and base units. Ample storage. Laminate wood effect flooring. Double glazed uPVC windows to side aspect. Integrated BOSCH oven and microwave. Four ring BOSH induction hob with stainless steel extractor hood over. Splash back. Space for washing machine, dishwasher, tumble dryer and fridge freezer. Dining area with roof lantern. Ample natural daylight. Spotlights.

DOWNSTAIRS W.C

5' 3" x 2' 11" (1.60m x 0.90m)

Obscure double glazed uPVC window to side aspect. Laminate wood effect flooring. Part tiled walls. Wall mounted wash hand basin. W.C.

BEDROOM FOUR

12' 6" x 10' 6" (3.80m x 3.20m)

Double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Built in storage cupboards. Wall mounted radiator.

BATHROOM

9' 6" x 4' 7" (2.90m x 1.40m)

Obscure double glazed uPVC windows to side aspect. Laminate wood effect flooring. White three piece suite, comprising panelled bath with rainfall shower over and additional shower attachment, W.C and pedestal wash hand basin. Wall mounted radiator.

SECOND FLOOR LANDING

Double glazed uPVC windows to rear aspect. Carpeted flooring. Door leading to master bedroom.

MASTER BEDROOM

17' 5" x 15' 9" (5.30m x 4.80m)

Fantastic master bedroom with modern en-suite. Double glazed uPVC windows to front aspect. Additional skylight and beautiful high slanted ceiling. Built-in storage cupboards. Large wall mounted radiator. Carpeted flooring. Additional laminate wood effect flooring. Door leading to en-suite bathroom.

EN-SUITE BATHROOM

7' 10" x 7' 3" (2.40m x 2.20m)

Modern en-suite bathroom. White three piece suite, including panelled bath with rainfall shower over and additional shower attachment, glass shower screen, W.C and pedestal wash hand basin. Part tiled walls. Heated towel rail. Skylight. Laminate wood effect flooring.

GARDEN

Low maintenance rear garden. Paved with space for seating. Outside tap. External electric power sockets. Garden shed. Accessed from the dining area and additional rear gate access.

TENURE

MGY have been advised that this property is freehold.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

BEDROOM TWO

16' 5" x 11' 2" (5.00m x 3.40m)

Large double Bedroom. Double glazed uPVC windows to front aspect. Feature fireplace. Carpeted flooring. Large wall mounted radiator.

BEDROOM THREE

11' 2" x 10' 6" (3.40m x 3.20m)

Third double bedroom. Large double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted radiator.

DOWNSTAIRS W.C

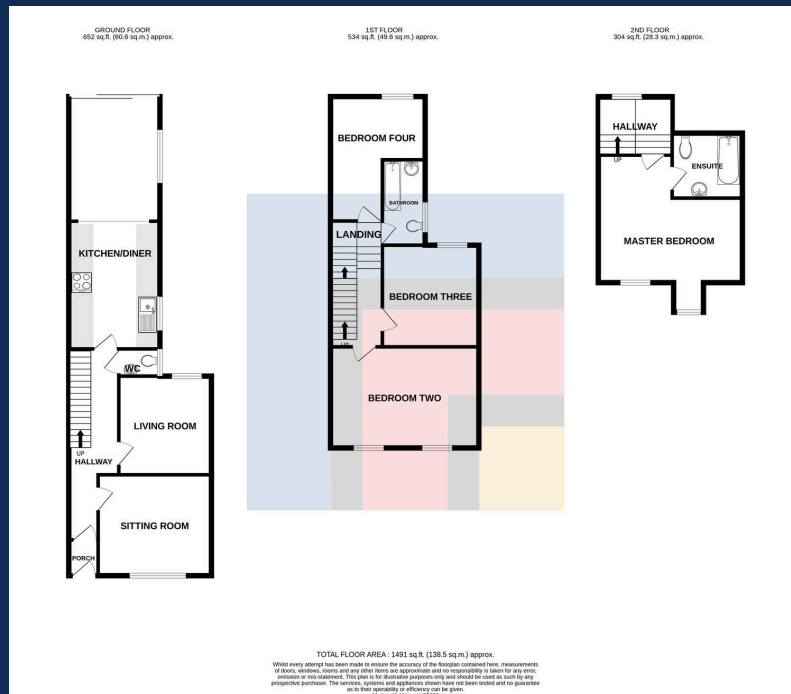
5' 3" x 2' 11" (1.60m x 0.90m)

Obscure double glazed uPVC window to side aspect. Laminate wood effect flooring. Part tiled walls. Wall mounted wash hand basin. W.C.

FIRST FLOOR LANDING

Spacious landing. carpeted flooring. Doors leading to bedrooms two, three and four and family bathroom. Carpeted stairway leading to fantastic master bedroom with en-suite.





PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,
CF64 1ED



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