



£365,000 Offers In Region Of

St David's Crescent, Penarth

Terraced House | 4 Bedrooms

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# Step Inside

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## Key Features

- Off Road Parking
- Four Bedrooms
- Large Rear Garden
- Victoria and Stanwell School Catchments
- Potential to Extend
- Side Access for Convenience
- Utility Room

## Property Description

Botham Williams is delighted to present this exceptional terraced family home in Penarth. Boasting four generously sized bedrooms, a well-appointed family bathroom, a vast loft space, convenient side access, and expansive front and rear gardens, this property offers ample space for a growing family.

## Main Particulars

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Downstairs, the house features a welcoming entranceway, a spacious lounge with access to the rear garden and a log burner that can also be appreciated from the dining room, making it the perfect setting for relaxing evenings. A recently fitted, modern kitchen/dining area with a convenient utility space that can be accessed from the kitchen and leads out to the rear garden. The thoughtful layout ensures comfortable living, making it an ideal home for families seeking both style and practicality.

### Ground Floor

#### Lounge - 6.36m x 3.57m

A spacious light filled room which is accessed from the entrance-way. Gorgeous dark wood effect LVT flooring in a modern herringbone style which flows through the whole ground floor. Log burner which can be admired from both the lounge and the dining area. Double glazed window which overlooks the front garden and double glazed double doors leading to the rear garden.

#### Dining Area - 3.36m x 3.38m

A convenient and practical space accessed via the entranceway and leading on to the kitchen. Space for dining table and chairs as well as additional furniture if required.

#### Kitchen - 7.38m x 1.7m

Recently fitted modern white gloss kitchen which complements the dark wood effect LVT flooring perfectly. Dark grey laminate worktops offering plenty of preparation space, 5 ring gas hob with glass splash back, slide and hide oven doors, ample cupboard and drawer storage and stainless 1.5 sink.

#### Utility

Accessed via the kitchen is a separate versatile space which is currently used as a utility. PVC windows and door leading to rear garden. Worktop with space for washing

machine and tumble dryer. Vinyl floor tiles.

## First Floor

Carpeted stairs leading to landing space which gives access to all four bedrooms and access to loft which is partially boarded and has Velux windows installed.

### Bedroom 1 - 3.9m x 2.8m

Located to the rear of the house with a double glazed window overlooking the back garden. Built in wardrobe space, carpeted flooring and wall mounted radiator. Space for double bed and additional furniture including desk/dressing table and wardrobe/chest of drawers and side tables.

### Bedroom 2 - 3.0m x 3.43m

Also located at the back of the house with a double glazed window overlooking the rear garden. Light filled and spacious with room for double bed and additional furniture such as bed side tables, chest of drawers and dressing table. Carpeted flooring and wall mounted radiator.

### Bedroom 3 - 2m x 3.28m

Situated at the front of the house is bedroom 3 with a double glazed window which overlooks the front of the property. Single room which still leaves enough space for additional furniture such as wardrobe and chest of drawers. Carpeted flooring and wall mounted radiator.

### Bedroom 4 - 3.2m x 2.13m

The last bedroom is found at the front of the house with a double glazed window which overlooks the front of the property. Space to fit double bed and additional furniture if required. Carpeted and wall mounted radiator.

### Family Bathroom - 2.92m x 2.23m

Tiled walls and vinyl flooring. WC, sink and shower. Window overlooking the front of the house.

## Outside

At the front of the residence, you'll find a porch which leads through the downstairs hallway. There is an expansive driveway with enough space to accommodate two cars, along with a lush lawn area that enhances the property's green surroundings. A rare find in a terraced property is side access which leads from the front straight to the rear of the property and also doubles as a versatile storage area.

At the back of the house, you'll discover a spacious enclosed garden featuring a patio and a well-maintained lawn area. The outdoor space also includes a functional external toilet and tap. Additionally, there's ample room for a shed and storage solutions, ensuring practicality without compromising the usable area.





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