



30 Arcot Street, Penarth

£450,000 Freehold

Stylish four-bed mid-terrace in Penarth. Features two receptions, open-plan kitchen, en-suite master, family bathroom, WC, garden, gas heating, double glazing. Walk to town, shops, and station.

Council Tax band: E

EPC Energy Efficiency Rating: D

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.

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.

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.

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.

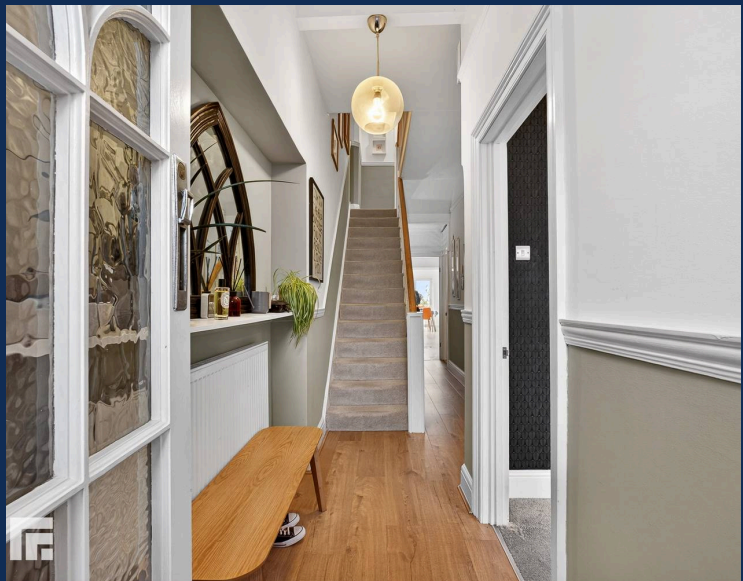
SECOND FLOOR LANDING

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

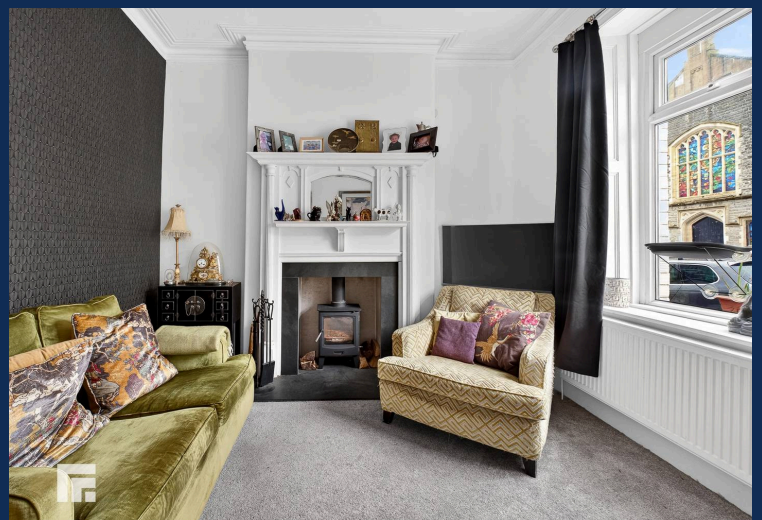
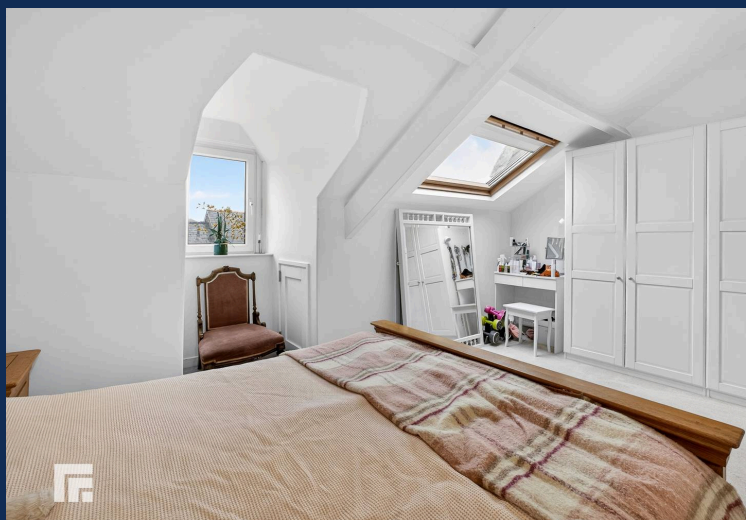
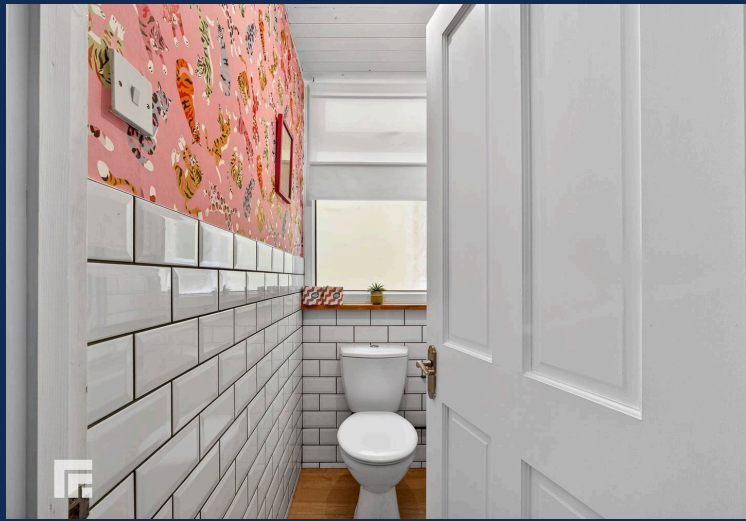
MASTER BEDROOM

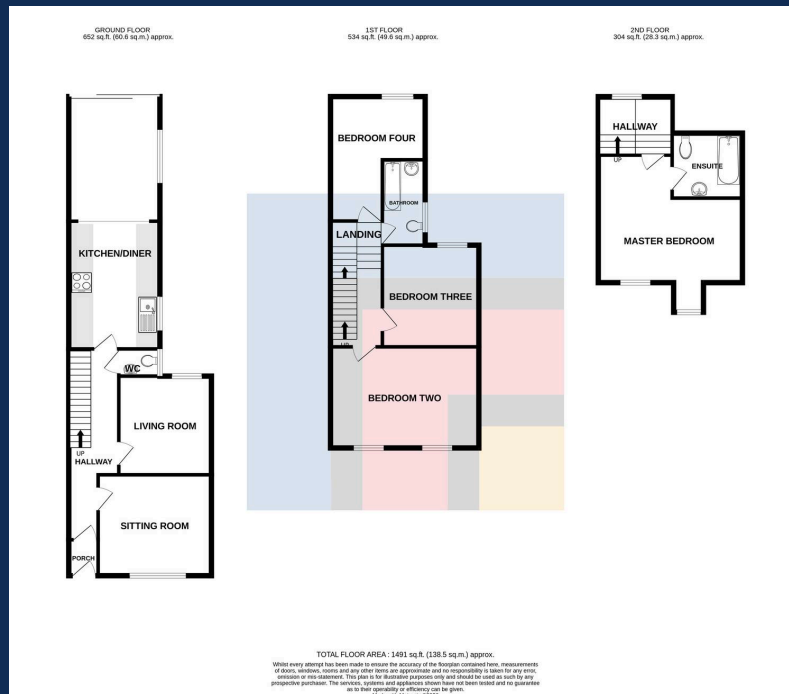
17' 5" x 15' 9" (5.30m x 4.80m)

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.









PENARTH 029 2047 5191

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK