

7 Plymouth Road

Penarth, Vale of Glamorgan, CF64 3DA



An elegant and characterful period home, located in a prime part of Penarth close to the town centre and train station while being in catchment for Evenlode, Stanwell and Pen-y-Garth schools amongst others. The property has valuable off road parking to the front and an attractive enclosed walled garden to the rear. Living accommodation on the ground floor comprises an entrance hall, two reception rooms, breakfast room and kitchen / diner. There are then five double bedrooms and two bathrooms over the first and second floors. Viewing is highly recommended in order to appreciate all that this wonderful family home has to offer. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£950,000

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Accommodation

Ground Floor

Entrance Hall

Original solid wooden front door with crescent window above. Stripped timber floor. Attractive staircase to the first floor. Original timber doors to both reception rooms and a glazed panel door to the breakfast room. Central heating radiator. Power point.

Living Room *13' 0" into recess x 14' 8" into bay (3.95m into recess x 4.48m into bay)*

A very pleasant reception room with a magnificent original wooden sash bay window to the front. Stripped timber floor. Period style cast iron fire grate with slate hearth, wooden surround and brass guard rail. Bespoke fitted shelving and cupboards to either side. Original picture rails, deep skirting boards and moulded cornice. Central heating radiator. Power points. TV point.

Dining Room *11' 11" into recess x 13' 11" (3.64m into recess x 4.25m)*

This versatile second reception room is currently used for formal dining but would be equally suitable as an additional sitting room or playroom. Original stripped timber floor, picture rails, moulded cornice, deep skirting boards and a wooden sash window to the front. Central heating radiator. Power points.

Breakfast Room *9' 3" x 10' 2" into doorway (2.83m x 3.09m into doorway)*

Part timber and part quarry tiled floor. uPVC double glazed window to the side and double doors out into the garden. Under stair cupboard. Central heating radiator. Wood panelled walls. Power points. Open to the kitchen.

Kitchen / Diner *11' 11" max x 28' 6" max (3.62m max x 8.69m max)*

An ideal family space, extended from the original house and opening into the garden. A handmade fitted kitchen comprising wall units and base units with handpainted shaker style cream cabinet doors and black granite work surfaces along with matching kitchen island. Integrated appliances including an electric oven and a five burner gas hob with extractor hood over. Plumbing for dishwasher. Recess for counter level fridge and freezer. Single bowl Belfast sink. One larger cupboard that houses the washing machine, dryer and gas combination boiler. Recessed lights. Aluminium double glazed windows to the side and rear along with bi-fold doors fully opening onto the garden. Limestone tiled floor. Power points and TV point. Bespoke fitted storage and deep window sill.

First Floor

Landing

Fitted carpet to the stairs and landing. Original balustrade, wooden sash window to the front and deep skirting boards. Power point. Moulded ceiling cornice. Original stripped timber doors to all three first floor bedrooms and the family bathroom.

Bedroom 1 *11' 7" x 14' 0" (3.53m x 4.27m)*

Double bedroom to the front of the property with original features including a stripped timber floor, wooden sash window, skirting boards and moulded cornice. Central heating radiator. Power points.

Bedroom 2 *13' 0" into recess x 11' 6" (3.96m into recess x 3.5m)*

The second front facing double bedroom. Once again, this room has an attractive stripped timber floor. Original picture rails, moulded cornice, skirting boards and an original cast iron fireplace with slate hearth. Central heating radiator. Power points. Built-in cupboard.

Bedroom 3 *12' 11" into recess x 10' 4" (3.93m into recess x 3.15m)*

Double bedroom currently utilised as a home office and with a uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Moulded cornice.

Family Bathroom *9' 3" x 7' 2" (2.82m x 2.19m)*

Limestone tiled floor and part timber clad walls. Suite comprising a freestanding bath with hand shower fitment, WC and wash hand basin. uPVC double glazed windows to the side and rear. Recessed lights. Central heating radiator.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Velux window to the front. Attractive original balustrade and deep skirting boards. Hatch with ladder to the loft space (which is boarded and has light). Power point.

Bedroom 4 13' 1" into recess x 15' 5" (3.98m into recess x 4.71m)

Double bedroom with dual aspect having an attractive original wooden sash window to the front and Velux window to the rear. Original stripped timber floor and original cast iron fire grate with slate hearth. Exposed beams. Power points. Central heating radiator.

Bedroom 5 11' 9" x 14' 8" (3.57m x 4.48m)

Double bedroom with uPVC double glazed window to the side and a Velux window to the rear. Central heating radiator. Power points. Original stripped timber floor.

Bathroom 10' 10" x 6' 8" (3.29m x 2.02m)

Floor and walls in limestone tiles. Suite comprising a freestanding bath with hand shower fitment, shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Extractor fan. Shaver point.

Outside

Front

Off road parking for up to two cars laid to stone chippings. Paved pathway to the front door and covered original Victorian porch. Mature planting and a further area laid to slate chippings.

Rear Garden

A very attractive and mature rear walled garden with a private, westerly aspect. Wonderful space for sitting, barbecuing and entertaining, laid to slate paving and lawn. The garden has extensive planting through including twisted willow, two bramley apple trees and four acers. Attractive original stone walls. Garden sheds. Gated and covered side access to the front. Outside lights and tap.

Additional Information

Tenure

The property is held on a freehold basis (WA815481).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

Approximate Gross Internal Area

1925 sq ft / 179 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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