

# 9 Archer Road

Penarth, Vale of Glamorgan, CF64 3HW



An attractive and spacious family home, full of original character and with an extended kitchen / diner and a south westerly garden. This property is located on one of the most popular roads in Penarth, close to Stanwell School and within half a mile of the town centre and train station. The accommodation comprises a porch, entrance hall, three reception rooms, kitchen / diner and cloakroom on the ground floor along with five double bedrooms and two bathrooms. There is off road parking to the front for two cars and a garage with rear lane access. Viewing advised. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £995,000

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## **Accommodation**

### **Ground Floor**

#### **Porch**

Original tiled floor, part tiled walls and stained glass inner door with side panels. Wooden front door. Original cornice.

#### **Entrance Hall**

Timber floor throughout. Original cornice, ceiling arches with newell post, picture rails and deep skirting boards. Central heating radiator. Power points. Timber glazed panel doors to the reception rooms and kitchen. Under stair storage area and cupboard.

#### **Sitting Room** *15' 5" x 17' 0" into bay (4.71m x 5.19m into bay)*

An attractive main reception room with feature wooden sash bay window to the front with stained glass, original cornice, picture rails, deep skirting boards and a period style fireplace (open) with cast iron grate, wooden surround and granite hearth. Central heating radiator. Power points and TV point.

#### **Living Room** *19' 2" into bay x 13' 11" into recess (5.84m into bay x 4.23m into recess)*

The second sitting room, this time with a square wooden sash bay window to the side. Attractive timber floor. Original cornice, picture rails and deep skirting boards. Original wooden fire surround with a fitted gas fire. Central heating radiator. Power points and TV point. Timber glazed panel window into the study. Bespoke fitted shelving.

#### **Study** *12' 6" into bay x 14' 8" (3.81m into bay x 4.46m)*

Original stripped timber floor continued from the living room. Another square wooden sash bay window to the side. Original cornice, picture rails and deep skirting boards. Power points. Central heating radiator. Timber glazed panel door into the side lobby.

#### **Side Lobby**

uPVC double glazed doors to the side into the garden. Tiled floor. Doors into the kitchen / diner and utility room.

#### **Utility Room** *4' 11" x 8' 1" (1.51m x 2.46m)*

Tiled floor continued from the side lobby, with under floor heating. Fitted base units and laminate work surfaces. Plumbing for washing machine and dryer. Single bowl stainless steel sink. Wall mounted gas boiler. uPVC double glazed window to the side. Power points. Part tiled walls.

#### **Kitchen / Diner** *12' 10" maximum x 31' 11" total (3.92m maximum x 9.72m total)*

A kitchen/ diner over two levels to the rear of the property with kitchen on the upper level and the dining room on the lower. The fitted kitchen comprises a range or wall and base units with shaker style doors and granite work surfaces. Rangemaster range cooker with double oven, grill, warming drawer, five gas burners and an electric hot plate. Recess for American style fridge freezer. Integrated dishwasher and extractor hood. One and a half bowl countersunk stainless steel sink with drainer. Cornice and picture rails. uPVC double glazed double doors into the garden. The kitchen steps down into the dining area which has a tiled floor (with under floor heating), two Velux windows, uPVC double glazed windows to the side and aluminium double glazed bi-fold doors into the garden.

#### **Cloakroom** *3' 8" x 4' 9" (1.11m x 1.46m)*

WC and wash hand basin with storage below. uPVC double glazed window to the side. Recessed lights. Tiled floor with under floor heating.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Original cornice and deep skirting boards. Doors to all rooms. Stairs to the upper first floor level and bedroom 5. Power points. Skylight window. Large walk-in cupboard. Central heating radiator.

**Bedroom 1** 14' 5" x 16' 9" into bay (4.4m x 5.1m into bay)

A spacious main double bedroom with en-suite, and features original wooden sash bay window to the front. Fitted carpet. Original picture rails, cornice and deep skirting boards. Central heating radiator. Power points. Door to the en-suite.

**En-Suite** 7' 7" x 13' 1" (2.3m x 4m)

Tiled floor and part tiled walls. Two original wooden sash windows to the front. Suite comprising a corner shower cubicle with mixer shower, freestanding roll top bath, WC and wash hand basin. Central heating radiator. Coved ceiling. Recessed lights. Extractor fan.

**Bedroom 2** 15' 5" maximum x 14' 0" (4.71m maximum x 4.27m)

Double bedroom with two original wooden sash windows to the side, original timber floor, deep skirting boards and cornice. Central heating radiator. Wash hand basin. TV and power points.

**Bedroom 3** 12' 3" x 14' 8" (3.73m x 4.47m)

Double bedroom towards the rear of the property with uPVC double glazed window to the side. Original fireplace with cast iron grate, wooden surround and a tiled hearth. Picture rails. Fitted carpet. Central heating radiator. Power points and TV point.

**Bathroom** 5' 11" x 8' 7" (1.81m x 2.61m)

Tiled floor and part tiled walls. uPVC double glazed window to the rear. Suite comprising a panelled bath, WC and wash hand basin with storage below. Recessed lights. Extractor fan. Heated towel rail.

**Bedroom 4** 11' 8" maximum x 11' 8" maximum (3.56m maximum x 3.56m maximum)

Double bedroom with uPVC double glazed window overlooking the rear garden. Fitted carpet. Central heating radiator. Power points.

**WC** 3' 7" x 6' 5" (1.1m x 1.95m)

Laminate floor. Central heating radiator. uPVC double glazed window to the rear. WC and wash hand basin. Dado rail.

**Bedroom 5** 16' 2" maximum x 12' 0" (4.93m maximum x 3.66m)

The fifth double bedroom, and again with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Original cast iron fire surround and grate. Power points. Hatch to an extensive loft space which gives excellent scope for development into additional bedrooms.

**Outside**

**Front**

Off road parking to the front laid to block paving. Original brick wall. Mature privacy hedging. Gated side access to the rear garden. Outside light.

**Rear Garden**

A private, southerly rear garden predominantly laid to lawn and with areas of paved patio and timber decking. Mature planting to one side. Original stone walls. Wide side return with planting beds. Outside tap. Gated access to the lane and a door into the garage.

**Garage**

Up and over garage door from the rear lane. Window and door into the garden.

**Additional Information**

**Tenure**

The property is held on a freehold basis WA591235.

**Council Tax Band**

The Council Tax band for this property is I, which equates to a charge of £4,373.14 for the year 2023/24.



Approximate Gross Internal Area  
2529 sq ft / 235 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan





























