

5 Victoria Avenue

Penarth, Vale of Glamorgan, CF64 3EN



An exceptional Victorian terraced property, extended and improved by the current owners and offering spacious, elegant and stylish accommodation close to Penarth town centre and many other local amenities. This property has a number of original features and has living accommodation on the ground floor including the porch, entrance hall, two reception rooms, shower room and the extended kitchen / diner. There are then six bedrooms and two bathrooms spread across the first and second floors. The front and rear gardens have been expertly re-landscaped, with the enclosed rear garden having a westerly aspect and lots of mature planting. Viewing is advised. EPC: D.

**David
Baker & Co.**

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2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch

Original wooden front door with window above, tiled floor, moulded cornice and wooden inner door with stained glass.

Entrance Hall

Original tiled floor, picture rails and moulded cornice. Central heating radiator. Stairs to the first floor. Power points. Under stair cupboard. Doors into the reception rooms, shower room and kitchen/ diner.

Living Room *14' 4" into recess x 16' 8" into bay (4.37m into recess x 5.09m into bay)*

A very attractive main sitting room with original wooden sash bay window to the front, timber floor, fireplace with cast iron grate, wooden surround and slate hearth, moulded cornice, picture rails and skirting boards. Three central heating radiators.

Sitting Room *13' 6" into recess x 15' 7" into double doors (4.11m into recess x 4.76m into double doors)*

The second reception room, once again with a very attractive original timber floor. Original moulded cornice, picture rails and deep skirting boards. Original cast iron fire grate with wooden surround and slate hearth. Wooden glazed panel doors into the kitchen / diner. Central heating radiator. Power points and TV point.

Shower Room / WC *6' 11" max x 4' 11" max (2.1m max x 1.5m max)*

Tiled floor with under floor heating and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan.

Kitchen / Diner *18' 4" x 20' 8" (5.58m x 6.31m)*

A newly extended kitchen / diner that provides excellent family space that opens out onto the rear garden. Fitted kitchen comprising a mixture of wall units, base units and taller larder cupboards, all with shaker style doors and quartz work surfaces. Integrated Neff appliances including a four zone induction hob, two electric ovens, warming drawer, extractor hood and dishwasher. Two integrated fridges and a freezer (all AEG). Single bowl ceramic countersunk sink with drainer. Ceramic tiled floor. Aluminium double glazed sliding doors into the garden and a roof lantern over the dining space. Recessed lights. Four fitted wall lights and two pendants.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors at the rear to the third bedroom and bathroom, along with three bedrooms to the front. Two central heating radiators. Original dado rails, deep skirting boards and moulded cornice.

Bedroom 1 *12' 3" to chimney breast x 16' 10" (3.73m to chimney breast x 5.13m)*

Double bedroom with impressive wooden sash bay window to the front. Fitted wooden shutters. Two bespoke fitted wardrobes. Fitted carpet. Central heating radiator. Original moulded cornice, picture rails and deep skirting boards. Power points.

Bedroom 4 / Study *6' 2" x 9' 8" (1.89m x 2.94m)*

Currently utilised as a study but equally suitable as a nursery or walk-in wardrobe and this room does have the potential to be converted into an en-suite to the main bedroom next door. Fitted carpet. Wooden sash window to the front with fitted shutters. Central heating radiator. Power points. Original picture rails.

Bedroom 2 *13' 5" into recess x 13' 1" (4.08m into recess x 3.99m)*

Double bedroom with wooden sash window to the rear. Fitted shutters. A very attractive original timber floor, moulded cornice, picture rails and deep skirting boards. Period cast iron fire grate. Central heating radiator. Power points.

Bedroom 3 12' 2" x 11' 8" to wardrobes plus doorway (3.71m x 3.55m to wardrobes plus doorway)

The third first floor double bedroom, this time at the rear of the property and with two uPVC double glazed windows to the side. Fitted wardrobes across one wall. Fitted carpet. Central heating radiator. Power points.

Bathroom 8' 8" x 10' 3" (2.65m x 3.12m)

Tiled floor and part tiled walls. Full bathroom suite comprising a side-to-wall bath, corner shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Two uPVC double glazed windows to the side. Recessed lights. Shaver point. Fitted mirror.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Original staircase balustrade, dado rails and skirting boards. Low door into the rear loft storage on the half landing. Velux window to the rear. Power points. Doors to both second floor bedrooms and the shower room.

Bedroom 5 12' 0" into recess x 13' 5" (3.65m into recess x 4.09m)

Double bedroom to the front of the property. Original timber floor. Two wooden sash windows to the front with views towards Victoria Square and with fitted wooden shutters. Power points. Central heating radiator.

Bedroom 6 12' 6" x 13' 7" (3.81m x 4.15m)

Double bedroom with wooden sash window to the rear. Fitted Venetian blind. Attractive original timber floor. Central heating radiator. Power points.

Shower Room 7' 2" x 10' 2" (2.19m x 3.1m)

Tiled floor. Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin. Heated towel rail. Velux window to the front.

Outside

Front

This is a wonderfully landscaped front garden with areas of stone chippings and a brick pathway to the front door. Mature hedging plants. Outside tap.

Rear Garden

A very attractively landscaped rear garden with westerly aspect. Areas of ceramic and brick paving. Raised beds. Privacy fencing. Garden shed. Gated access to the rear lane. Outside lights and tap.

Additional Information

Tenure

The property is held on a freehold basis (WA565778).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4,006.08 for the year 2024/25.

Approximate Gross Internal Area

2475 sqft / 230 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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