




THE PADDOCKS







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, CF64 5BW - £1,650,000

 4 bedroom(s)

 2 bathroom(s)

 3320.00 sq ft

Jeffrey Ross are proud to present for sale this individually built detached property. Located upon a large plot with its spectacular sea view from the rear over the Bristol Channel. Boasting over 3,320 square footage of spacious and versatile living space. Well placed for superb walks along the cliff tops of Penarth along the scenic Heritage coastline towards the Esplanade and beach and within reach of the Cosmeston Country Park with its 2 lakes. In the catchment for the hugely popular Evenlode Primary & Stanwell Secondary Schools. Beautifully presented with a quality finish throughout the property and grounds. Briefly comprising a large and welcoming entrance hall, ground floor cloakroom, spacious sitting room, large dining room, quality kitchen by Magnet & fully integrated, utility room plus large Home Gymnasium. To the first floor there is an impressively large lounge with doors onto an impressive sun terrace commanding exceptional views over the Bristol Channel & beyond. There are 4 double bedrooms - en suite shower room to the master with built in wardrobes to remaining bedrooms plus a stylishly appointed family bathroom completes the accommodation. Complimented with gas central heating and double glazing. Benefitting from an integral double garage - electric door and large well tended gardens to the front and rear. Viewing highly recommended.

PROPERTY SPECIALIST

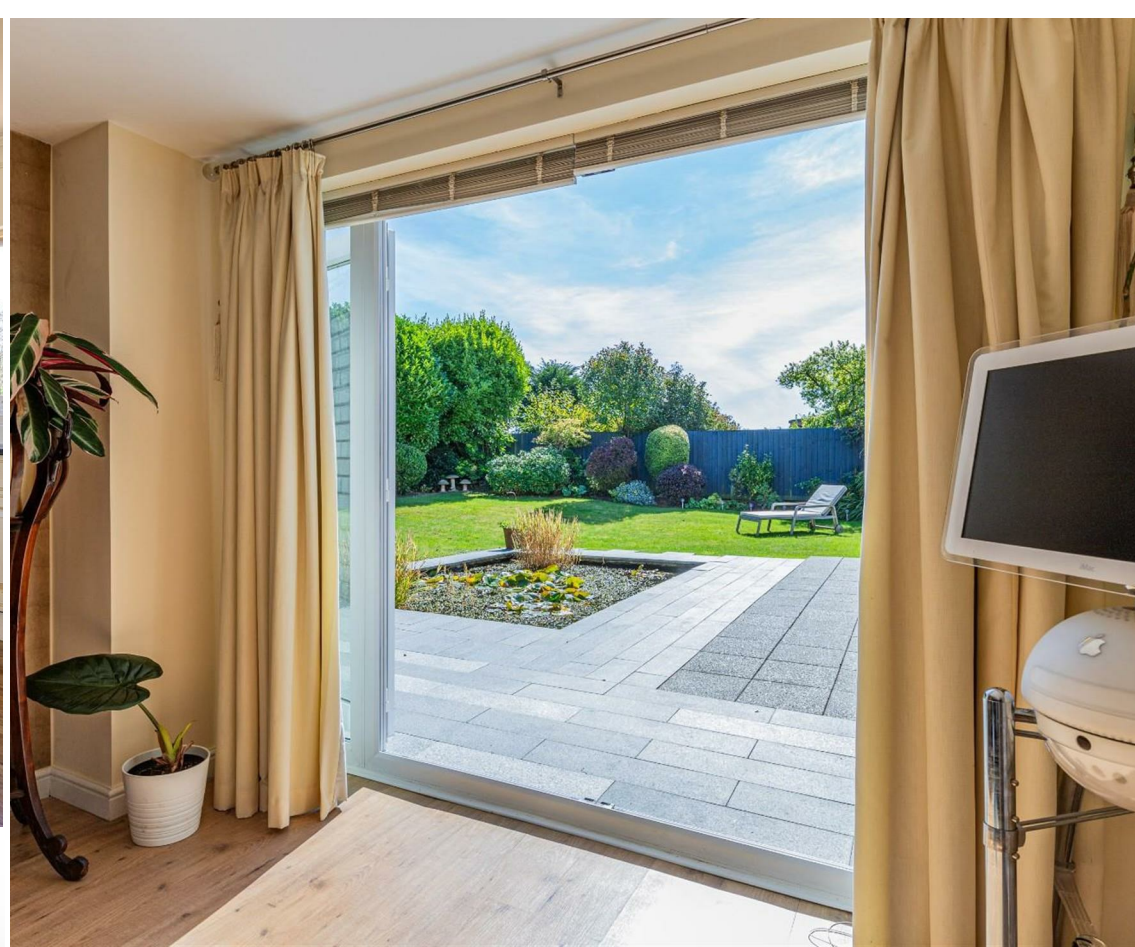
Mr Paul Davies


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Negotiator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















EDUCATION

The property is within catchment for the hugely popular Evenlode Primary School and Stanwell Secondary Schools. Also nearby is the highly regarded Westbourne private school for ages 5-18. For Welsh speakers there is Ysgol Pen Y Garth with feeder to Bro Morgannwg secondary school.

ENTRANCE HALL

3.53m x 2.95m (11'7" x 9'8")

Enter via solid panel door into a large and welcoming entrance hall leading to all rooms, window to side, stairs lead to the first floor landing with stairs down to the lower area.

CLOAKROOM

A spacious cloakroom with corner vanity wash hand basin and close coupled wc, window to side.

SITTING ROOM

6.55m x 3.53m (21'6" x 11'7")

Bright & spacious living room with 2 sets of French doors leading into the garden, TV point, feature modern fire surround, dado rail.

DINING ROOM

4.06m x 3.58m (13'4" x 11'9")

Formal dining room with French doors leading to the front veranda.

KITCHEN

4.75m x 3.43m (15'7" x 11'3")

With room for table & chairs - fitted quality kitchen by Magnet with an extensive range of wall and base units with solid granite worktop including 2 under mounted sinks with mixer tap and tiled splash backs, fully integrated appliances include fridge, freezer, dishwasher plus built in oven, hob & cooker hood and built in microwave oven, includes under lighting plus glazed display cupboards, Amtico quality flooring, window to front plus French doors leading into the rear garden.

HOME GYMNASIUM

7.01m x 3.43m (23'32" x 11'3")

Excellent living room with multi uses, currently a home gym but a perfect room to enjoy looking onto the garden or ground floor bedroom, French doors allow access into the garden.

UTILITY ROOM

3.28m x 2.49m (10'9" x 8'2")

Fitted wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap, plumbed for washing machine plus space for tumble drier, tiled floor, window to side plus door into a lobby with an outside tap plus door to the garden.

LAUNDRY DRYING ROOM

Walk in boiler room, wall mounted combination boiler to one end.

FIRST FLOOR LANDING

Spacious landing allowing access to all rooms, French doors lead out onto the large terrace, access to the loft, linen cupboard with slatted shelving.

BEDROOM 1

4.83m x 3.53m (15'10" x 11'7")

Master double bedroom, French doors with side glazed panels lead out to the balcony offering a spectacular view of the coast line & beyond.

EN SUITE SHOWER ROOM

Fitted 3 piece suite comprising a corner shower cubicle, vanity wash hand basin and close coupled wc, fully tiled and tiled floor, window to rear.

BEDROOM 2

4.75m x 3.00m (15'7" x 9'10")

Large double bedroom, window to front and at the rear French doors lead out onto a balcony overlooking the garden and sea, built in floor to ceiling wardrobes to one wall.

BEDROOM 3

3.73m x 2.34m (12'3" x 7'8")

Double bedroom, window to front, corner inset wrap-around built in wardrobes - mirrored doors.

BEDROOM 4

3.73m x 1.73m to robes (12'3" x 5'8" to robes)

Window to front, built in floor to ceiling wrap-around wardrobes.

BATHROOM

3.23m x 2.03m (10'7" x 6'8")

Stylishly appointed modern white suite by 'Villeroy & Boch' comprising a tiled sunken double ended bath, contemporary wash hand basin, corner shower cubicle plus close coupled wc, Porcelenosa tiling to all walls plus tiled floor, window to side, heated chrome towel rail, mirrored bathroom cabinet with internal shaver point.

LOUNGE

8.66m x 4.70m max (28'5" x 15'5" max)

Enter via twin doors, impressively large living room with picture window to the front plus at the rear

French doors with side glazed panels plus to the side a second set of French doors both leading onto the large sun terrace with its spectacular view over the Bristol Channel and beyond, Central Adams style fire surround with slate hearth, TV point.

GARDEN

Large established grounds with a generous frontage to include a sweeping drive leading to the garage, mature trees and shrubs, covered veranda with lighting. Large enclosed and private rear garden - South East facing, mainly laid to lawn, large paved patio with raised secondary patio, boundary wall, established shrub borders, exterior lighting, steps lead to the large terrace with its amazing views and storage beneath.

DOUBLE GARAGE

5.87m max x 4.72m (19'3" max x 15'6")

Integral double garage with connecting door to the hall, remote control electric roller door, light & power.

INFORMATION

We believe the property is Freehold.
Council Band H £4,006.08 (2024/2025)

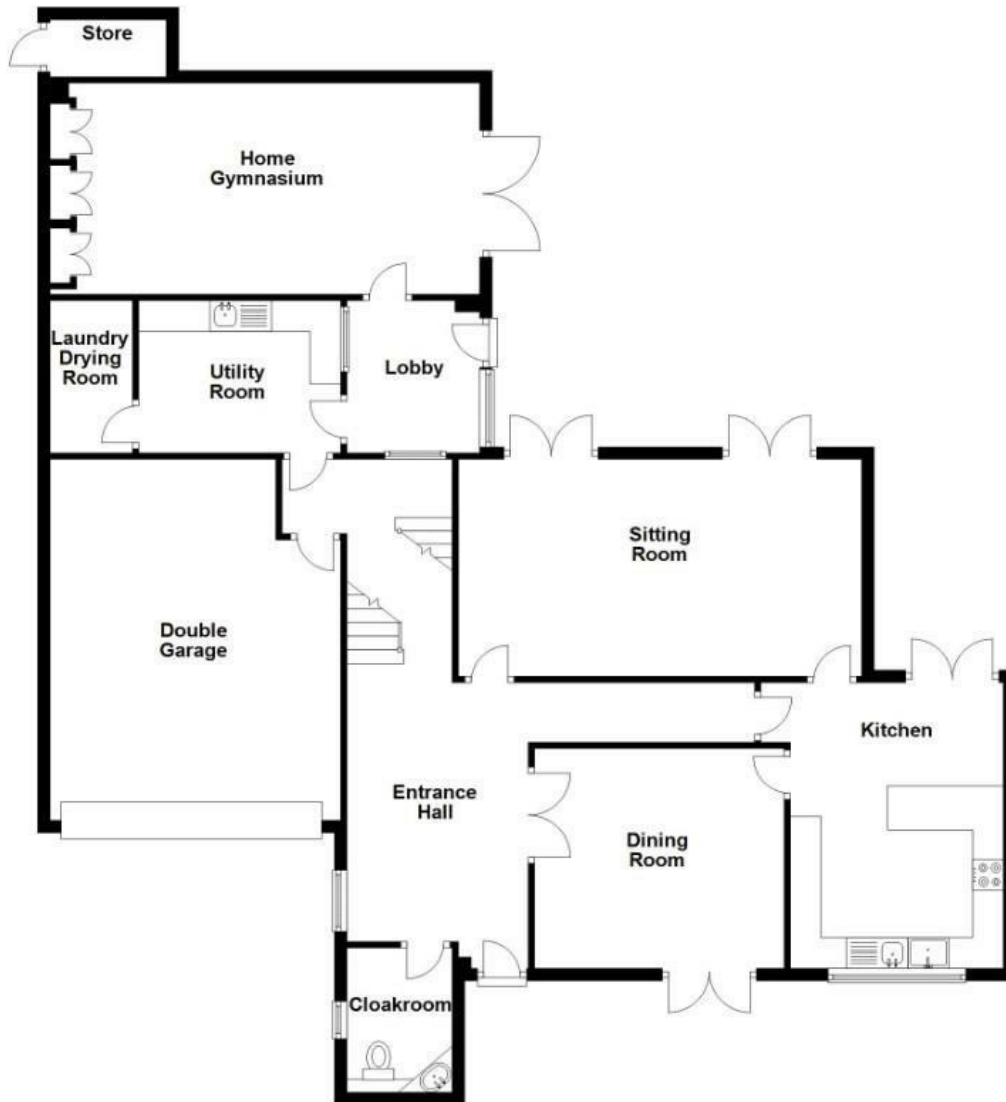


From the moment you enter you are met with space with all rooms proportionally large, the versatile accommodation set over 2 floors lends itself to being a spacious home. Beautifully presented throughout. With a surprisingly large enclosed garden at the rear. But the real selling point must be the spectacular view from the rear of the Bristol Channel and beyond.

Comments by Mr Paul Davies

Ground Floor

Approx. 156.3 sq. metres (1682.7 sq. feet)



First Floor

Approx. 152.1 sq. metres (1637.7 sq. feet)



Total area: approx. 308.5 sq. metres (3320.4 sq. feet)

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