



ALBERT ROAD

PENARTH





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PENARTH, CF64 1BZ - £735,000



5 bedroom(s)



4 bathroom(s)



2185.09 sq ft

Located in the heart of the town center. For sale with no on-going chain and immediate occupation. Extensively renovated Victorian end of terrace. Beautifully presented throughout and benefitting from a self contained annex to the rear. Boasting 2,484 square footage of spacious and versatile living space which includes in total 3 living rooms, 5 double bedrooms and 4 bathrooms. Sympathetically restored. Currently, a 4 bedroom house with rear self contained annex - easily can be joined to be one dwelling. Briefly comprising a welcoming reception hall, quality fitted kitchen - fully integrated - fridge, freezer plus built in double oven, hob & hood, inner hall, elegant lounge, spacious dining room, to the first floor there are 3 double bedrooms - master with large en-suite bathroom plus shower room and separate cloakroom. To the second floor the 4th large bedroom and shower room. The annex comprises of a spacious lounge, large kitchen with dining space, double bedroom & contemporary shower room. Complimented with gas central heating and upvc double glazing. Features include period fireplaces, covings & picture rails, oak interior doors plus Amtico flooring and quality carpets. The generous enclosed twin lawned garden has access to an impressive detached garage - electric roller door plus planning to convert to residential. 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 | | 84 |
| (69-80) C | 74 | |
| (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  | |

















RECEPTION HALL
3.63m x 2.21m (11'11" x 7'3")
Impressive entrance, oak floor, window to front.

KITCHEN
4.09m x 3.58m (13'5" x 11'9")
Extensively fitted with modern range of wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge & freezer plus built in double oven, hob & hood, plumbed for dishwasher, includes under lighting, LED plinth lighting & Amtico flooring, window to side and French doors to the garden, laundry closet houses the washing machine plus tumble drier.

INNER HALL
Stairs rise to the first floor, over 7' deep walk in cloaks cupboard under the stairs - light & power, housing the gas combination boiler.

LOUNGE
5.49m max x 4.37m into bay (18' max x 14'4" into bay)
Spacious and elegant main living room, deep panel bay window to the front, TV point, gas flame fire with surround, 14mm engineered wooden floor.

DINING ROOM
3.66m max x 3.63m (12' max x 11'11")
French doors lead to an inner courtyard, 14mm engineered wooden floor, period fireplace.

FIRST FLOOR LANDING
Stairs lead to the second floor, light tube.

BEDROOM 1
4.62m x 3.63m (15'2" x 11'11")
Master double bedroom, window to front, TV point.

EN SUITE BATHROOM
3.58m x 1.68m (11'9" x 5'6")
Spacious room with a modern white suite comprising a panel P shape double end bath with shower over and glass screen, vanity wash hand basin and close coupled wc, window to rear, heated chrome towel rail, tiled surround, extractor fan.

BEDROOM 2
5.51m max x 4.39m into bay (18'1" max x 14'5" into bay)
Large double bedroom, panel bay window to front, TV point, telephone point.

BEDROOM 3
3.61m max x 3.43m (11'10" max x 11'3")
Double bedroom, window to rear, TV point.

SHOWER ROOM
Triple enclosure - glass sliding doors and vanity wash hand basin, heated chrome towel rail, velux roof window, extractor fan.

CLOAKROOM
Fitted with a corner wall mounted wash hand basin and close coupled wc, window to side.

SECOND FLOOR LANDING
Velux roof window, linen cupboard with small radiator.

BEDROOM 4
5.00m max x 3.23m (16'5" max x 10'7")
Large double bedroom, velux roof windows to front and rear, gabled ceiling.

SHOWER ROOM
3.61m x 2.49m (11'10" x 8'2")
Modern white suite comprising a shower enclosure, pedestal wash hand basin and close coupled wc, velux roof window, extractor fan, access into the eaves for storage.

ANNEX
KITCHEN DINER
5.13m max x 4.14m max (16'10" max x 13'7" max)
L shaped room with space for dining table & chairs, French doors lead to the rear garden and a side door allows access, laminate flooring, kitchen fitted with a range of wall and base units - laminate worktop and inset stainless steel & drainer with mixer tap, integrated fridge, freezer plus built in oven Hob & hood, plumbed for dishwasher, laundry closet with washing machine and tumble drier, stairs rise to the first floor, light tube.

LOUNGE
4.65m x 3.18m (15'3" x 10'5")
Spacious living room, window to side, TV point.

FIRST FLOOR LANDING
Window to side.

BEDROOM
4.37m max x 3.18m (14'4" max x 10'5")
Double bedroom, window to side.

SHOWER ROOM
3.30m x 2.31m max (10'10" x 7'7" max)
Stylish white suite comprising glass triple shower, vanity wash hand basin and close coupled wc, window to rear, heated chrome towel rail, extractor fan.

GARDEN
Landscaped twin frontage with brick boundary wall and bespoke wrought iron railings, established shrub displays and stone chipping's. Generous enclosed rear garden South Easterly facing, patio area - stone chipping's plus 2 lawns, boundary wall, exterior lighting, outside tap, exterior power socket.

DOUBLE GARAGE
7.98m x 5.99m (26'2" x 19'8")
Impressively large detached garage - light & power, has planning to be converted into a residential dwelling, electric roller door plus side door into the garden, storage within the roof, 5 velux roof windows.

INFORMATION
We believe the property is Freehold.
Council band F £2,893.28 (2024-2025)



Superbly positioned in the heart of the town center with everything on your door step. The train station is a short walk away with the property between 2 parks - Alexandra & Belle Vue and the seafront nearby. Beautifully presented family home with the self contained annex - perfect for a relative who wants independence.

Comments by Mr Paul Davies

Ground Floor

Approx. 101.1 sq. metres (1088.7 sq. feet)



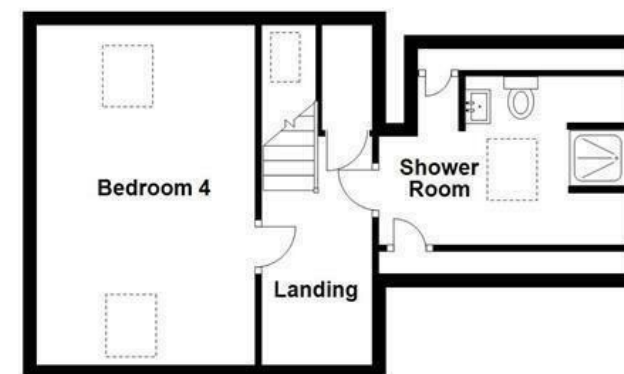
First Floor

Approx. 93.1 sq. metres (1001.7 sq. feet)



Second Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 230.8 sq. metres (2484.2 sq. feet)

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