



18 The Paddocks
Penarth | CF64 5BW

18 THE PADDOCKS



Tucked away at the end of a sought-after cul-de-sac, this detached family home offers a rare opportunity to enjoy front-row views of the Bristol Channel and Penarth's iconic clifftop walk. A cherished home for many years, now ready for its next chapter.



Positioned in one of Penarth's most desirable residential pockets, 18 The Paddocks is a spacious, light-filled home with incredible sea views and a generous garden that meets the coast. Having been lovingly maintained and updated over several decades, this is a unique opportunity for a new family to make their mark on a much-loved home. With versatile internal space, a flexible lower-ground floor, and direct access to the cliff walk, this property offers an enviable coastal lifestyle within easy reach of the town centre and top local schools..

STEP INSIDE

Upon entering, you're welcomed into a large entrance hallway with a convenient cloakroom/W.C. The ground floor comprises a cosy sitting room with patio doors opening to the garden, a bright kitchen/breakfast room also with garden access, and stairs leading down to a versatile lower-ground level. Here you'll find a large utility room, secondary porch entrance, and a separate room ideal as a home office, gym, or annexe — currently used as a gym — with its own access to the garden.

Upstairs, the split-level landing leads to an impressively sized formal sitting room with dual-aspect windows, flooding the space with light, and patio doors opening to a wraparound balcony with sea views and steps down to the garden. The upper level offers four well-proportioned bedrooms, two with en suite shower rooms, and a family bathroom. One of the bedrooms enjoys access to a second private balcony overlooking the channel.













SELLER INSIGHT

“The main attraction of the area was the peaceful clifftop setting, which continues to offer spectacular views of the Bristol Channel and beyond. Penarth has also always been known for its excellent schools,” say the owners of this much-loved home. “When the land came up for sale, we were delighted—we bought it, divided it, and kept the largest plot so we could design and build a home to our own specification.”

Built in the mid-1970s using grey brick, 18 The Paddocks will soon celebrate its 50th birthday. “It’s been home to three generations of our family. While it could benefit from some updating, the house is very well maintained,” they explain. Recent upgrades include a modern resin driveway, reduced tree height to enhance views, energy-efficient LED lighting in the bathroom, and a new Ideal Logic 35W combi-boiler with a modern thermostat, installed in June 2022.

The layout spans two main floors, with a lower split-level area at the rear and a spacious mid-level salon between ground and first floors. “The layout has served us so well—there are several distinct areas for entertaining,” say the owners. “The kitchen opens onto a terrace for indoor/outdoor dining, the dining room is perfect for occasions like Christmas, and the salon is a large, flexible space with access to an outdoor terrace that works in all seasons—one of our favourite places to entertain.” An annex at the rear ground-floor level is currently used as a gym but could easily serve as a fifth bedroom. “It would be ideal for a teenager, an elderly relative, or as a guest suite,” they suggest.

Outside, the front garden is landscaped with mature shrubs and small trees. “It gives a lovely sense of privacy as you come up the gently sloping drive,” they note. A double garage with a recently serviced motorised door provides secure parking. The rear garden features multiple areas for relaxing or dining. “You can follow the sun—or shade—throughout the day,” they add. Lower down, a tranquil seating area surrounds a large ornamental pond filled with lily pads and goldfish. “It’s so peaceful—we often sit here with a coffee or drink and watch the birds.”

The home is walking distance to local shops, schools, bus stops, and Penarth Station—just 15 minutes to Cardiff Central. “Cosmeston Lakes, the medieval village, and a nearby golf course are also within a short walk.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

The exterior spaces have been thoughtfully landscaped for beauty and function. The newly paved driveway offers ample off-road parking and leads to a spacious garage. The rear garden is a private haven, with a combination of patio seating areas, lawned sections, and flourishing planters surrounding a charming pond. The side gate opens directly onto the clifftop path, offering morning walks or evening sunsets right on your doorstep.

Location

Set within the highly regarded town of Penarth, The Paddocks offers the best of both worlds — coastal serenity and town convenience. The bustling town centre and picturesque esplanade are just a short stroll away, home to independent boutiques, restaurants, and cafes. Westbourne School, a leading independent school, is nearby, alongside other highly rated local primaries and secondaries. Excellent transport links include Penarth railway station and Dingle Road station, both offering connections to Cardiff Central, where high-speed trains reach London Paddington in under two hours. Cardiff International Airport is also within easy reach for wider travel.

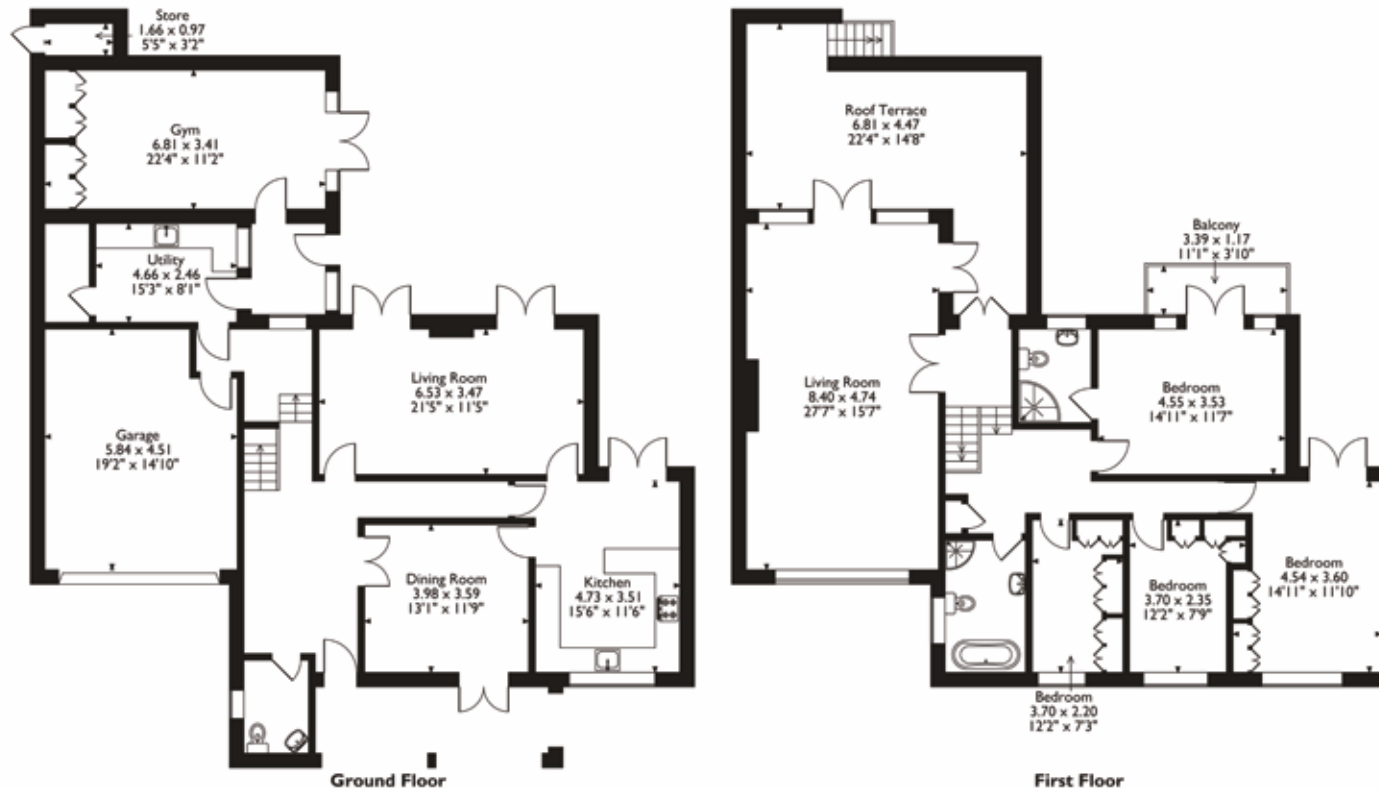
- Uninterrupted sea views from two balconies and beautifully landscaped gardens
- Versatile four-bedroom layout with potential annexe or home office space
- Exclusive cul-de-sac setting with direct access to Penarth's iconic clifftop walk







18, The Paddocks, Penarth
 Approximate Gross Internal Area
 Main House = 285 Sq M/3068 Sq Ft
 Outbuilding = 1 Sq M/11 Sq Ft
 Total = 286 Sq M/3079 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Council Tax Band: H
 Tenure: Freehold



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