

# Ty Llwyd, 11 Bridgeman Road

Penarth, Vale of Glamorgan, CF64 3AW



Ty Llwyd is a one-of-a-kind Victorian residence with commanding views of the Bristol Channel, exquisite original feature and extremely spacious, versatile living space located in this prime location just a short walk from the Esplanade but also within half a mile of Penarth town centre. Built in 1876, the property is spread over three floors, with three reception rooms, four bedrooms and two bathrooms while also offering a sizeable cellar and a large double garage with accommodation above. The garden provides sophisticated, characterful outside space perfect for entertaining. Viewing of this special property is strongly advised. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

**£2,500,000**

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## **Background**

Ty Llwyd was built in 1876 for local ship owner Harry Cohen. Full of original features, the stained-glass windows in the lounge depict the relationship between King Arthur and Guinevere and the search for the Holy Grail. It was requisitioned in 1944 for the use of the United States Air Force, and there remains a very interesting piece of history left behind at the property dating back to that time. In the 1950s, the property was split into two and Ty Llwyd had unfortunately fallen into disrepair by the time the current owners purchased it in the 1990s. Since then, this magnificent home has been lovingly restored and extended.

## **Accommodation**

### **Ground Floor**

#### **Outer Entrance Hall** *11' 1" x 5' 6" (3.39m x 1.68m)*

Entered via the original oak front doors. uPVC triple glazed window with stained glass. Amtico flooring. Door to the WC and an archway leading into the entrance hall. Cornice and deep skirting boards. Central heating radiator.

#### **Inner Entrance Hall**

Very attractive oak flooring throughout and what is thought to be an original staircase. Doors to the lounge and dining room. Stained glass windows into the dining room. Cornice and deep skirting boards. Wood panelled walls to the hall and stairs. Central heating radiator.

#### **WC** *3' 6" x 7' 3" (1.07m x 2.2m)*

Amtico floor. WC and wash hand basin. Built-in cupboard. Original stained glass leaded window.

#### **Lounge** *23' 9" x 21' 0" into bay (7.25m x 6.4m into bay)*

The main reception room, with very impressive views over the garden and across the Bristol Channel. Original oak flooring, deep skirting boards, extremely attractive cornice and double glazed windows with exquisite stained glass. Feature fireplace with wood burning stove, carved wood surround and marble hearth. Three central heating radiators. Power points and TV point.

#### **Dining Room** *17' 11" x 22' 5" into bay (5.47m x 6.84m into bay)*

An impressive dining room with high ceiling, doors into the kitchen and a uPVC double glazed door into the garden. Attractive original oak flooring. Feature fireplace with wooden surround and marble hearth. Stained glass windows to the side into the entrance hall. Deep skirting boards. Power points. Two central heating radiators.

#### **Kitchen / Garden Room** *13' 6" x 41' 5" plus additional space (4.11m x 12.63m plus additional space)*

A spectacular living space with bespoke hand-painted walls and tall doors and windows to the garden which give impressive views over the Bristol Channel. To one end is the fitted kitchen with a range of bespoke units and quartz work surfaces. Integrated appliances including an electric oven, microwave, warming drawer, 2 two zone induction hobs and an extractor hood (all Neff). Aga with two cooking rings and two ovens. Integrated Fisher & Paykel double dishwasher. One and a half bowl countersunk composite sink with drainer. uPVC double glazed window overlooking the parking area. There is a large, central roof lantern in the garden room and smaller ones in the kitchen. uPVC double glazed doors to the side, one with fitted wooden shutters. Deep skirting boards. Limestone tiled floor throughout with the Garden Room area having electric underfloor heating. Power points. Central heating radiator.

#### **Cellar**

Limestone tiled steps down from the kitchen. This whole space has the original flagstone flooring throughout. Fitted kitchen units with wooden work surfaces. Power points. Plumbing for a washing machine and space for fridge freezer. Central heating radiator. Open to a space which is currently used as a workshop with fitted work benches.

#### **Wine Cellar**

Accessed from the cellar and with built-in wine storage. Electric light.



## **First Floor**

### **Landing**

Fitted carpet to the stairs and landing. Wood panelled walls. Stairs to the second floor.

### **Bedroom 1** 15' 11" x 20' 10" maximum (4.85m x 6.36m maximum)

Master bedroom with dressing room and en-suite. uPVC double glazed windows with spectacular views across the Bristol Channel and original stained glass. Extensive fitted wardrobes. Cornice and picture rails. Central heating radiator. Doors to the dressing room and en-suite.

### **Dressing Room** 7' 11" max x 10' 5" max (2.41m max x 3.17m max)

Fitted carpet. Fitted wardrobes and storage units. Two uPVC double glazed windows. Central heating radiator. Power points.

### **En-Suite** 6' 9" x 14' 7" (2.06m x 4.44m)

Tiled floor with electric underfloor heating, and part tiled walls. Suite comprising a tiled panelled bath, WC, wash hand basin and shower cubicle. uPVC double glazed window to the front. Heated towel rails.

### **Bedroom 2** 20' 1" x 14' 8" max (6.12m x 4.48m max)

A spacious double bedroom with uPVC double glazed windows to two sides. Fitted carpet. Extensive fitted wardrobes. Two central heating radiators. Cornice, picture rails and deep skirting boards.

### **Bathroom** 6' 11" x 14' 1" (2.1m x 4.3m)

Suite comprising a panelled bath with hand shower fitment, shower cubicle, WC and wash hand basin with storage below. Tiled floor with electric underfloor heating. uPVC double glazed leaded window to the side with woodland views towards St Augustines Church. Heated towel rail.

## **Second Floor**

### **Second Floor Landing**

Another spacious landing. Fitted carpet. Small uPVC double glazed window. Doors to two bedrooms and a WC. Hatch to the loft space.

### **Bedroom 3** 22' 9" x 21' 3" max (6.94m x 6.47m max)

A very large bedroom with superb elevated views across the Bristol Channel through three uPVC double glazed windows and a Velux window. Fitted carpet. Exposed roof beams. Part wood panelled walls. Three central heating radiators.

### **Bedroom 4** 8' 9" x 15' 3" (2.67m x 4.66m)

The fourth and final double bedroom, with uPVC double glazed window to the side with views up towards St Augustines Church. Fitted carpet. Sauna. Central heating radiator. Power points.

### **WC** 6' 1" x 3' 11" (1.85m x 1.2m)

Vinyl floor. WC and wash hand basin with storage below. Velux window. Heated towel rail. Picture rails.

## **Outside**

### **Front**

Off road parking to the front for three vehicles. Steps up to a paved, private seating area that gives access to the front door and gated side access to the rear. There are also further steps that access the first floor of the garage.

### **Garage** 26' 4" x 16' 0" (8.02m x 4.88m)

A large double garage with electric roller shutter door, side door, light and power points. The garage also has a versatile first floor room (7.51m x 2.98m), currently used as storage but one that would be ideal as a home office, playroom or occasional guest bedroom. This room has previously had Planning Permission (now lapsed) for the installation of a bathroom. The first floor room has two Velux windows and a window to the

front, power points and eaves storage on both sides. There are solar panels on the roof of the garage - which are owned and would remain with the property.

### Rear Garden

A three tiered rear garden with sizeable patio from the house, a lawned area and a lower paved terrace that gives gated access into Windsor Gardens. The upper patio has a stone balustrade, pond and outside lights with steps down to the lawn and 'Italian' garden. The lawned area has paved pathways, numerous outside lights, pergola and power points and mature planting throughout. The lower terrace - the Italian garden - is paved and has the most wonderful wisteria, ornamental carp pond with fountains, dense privacy hedging, outside power points and a timber summer house.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA307094).

#### 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

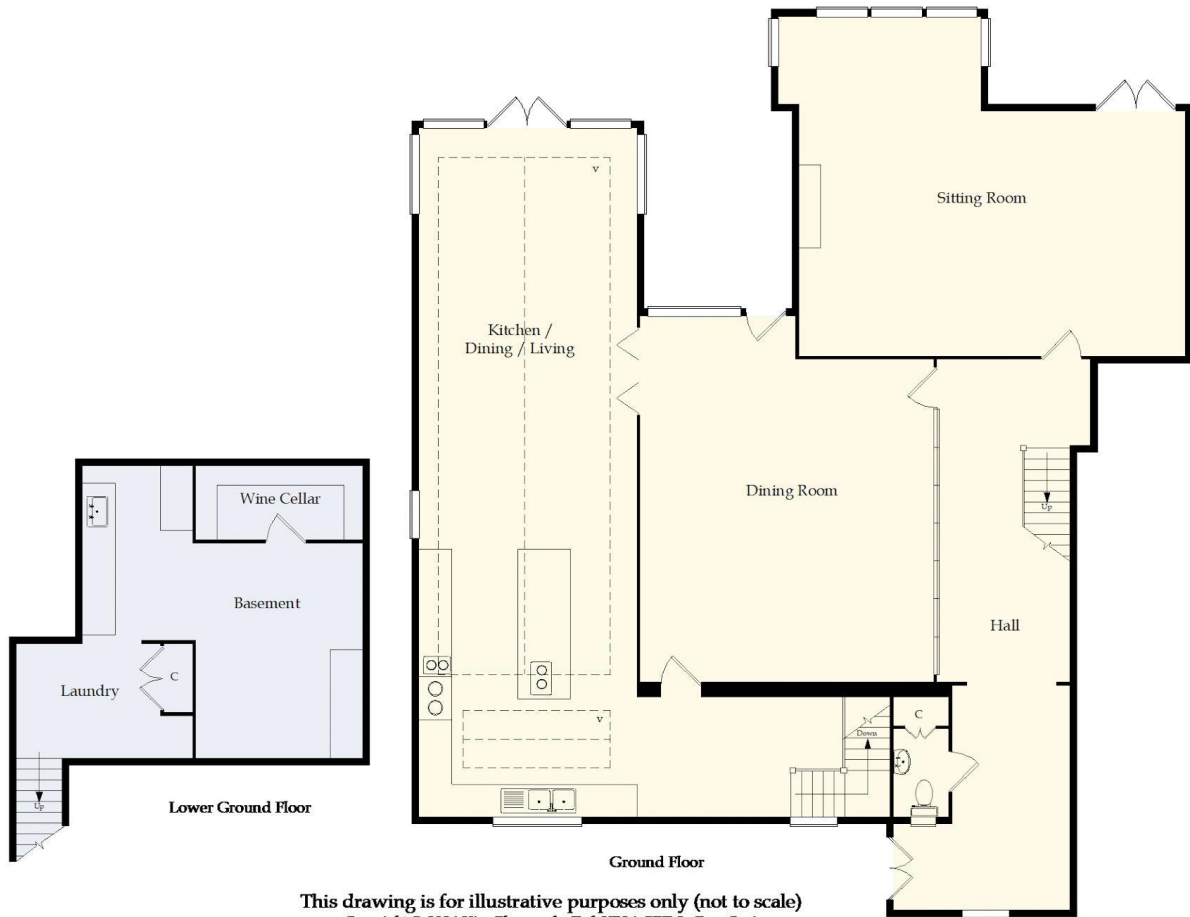
3918 sq ft / 364 sq m.

#### Energy Performance Certificate

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



# Floor Plan





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