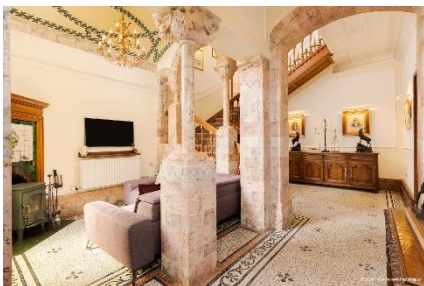


# 1 Glynne Tower

Bridgeman Road, Penarth, The Vale Of Glamorgan, CF64 3AW



A completely unique property that combines some of the most impressive period features in the town with more modern accommodation and captivating sea views over the Bristol Channel. This very large, imposing property offers extremely versatile living over three floors which includes the grand porch and entrance hall, four reception rooms, five bedrooms and five bathrooms as well as a third floor study / viewing room. The property has a courtyard garden, two patios and a first floor balcony along with off road parking, two garages and use of the Glynne Tower communal gardens and indoor swimming pool. This property has to be seen to be believed. Sold with no onward chain. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£1,500,000**

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## Accommodation

### Ground Floor

#### **Lobby** 7' 2" x 6' 6" (2.19m x 1.98m)

An attractive high ceilinged entrance porch with many original features including a wooden front door, wooden inner door with ornate stained glass and marble surround, wooden leaded windows to the side and a large walk-in store cupboard. Wood floor. Deep skirting boards and the original moulded cornice. Power points. Alarm panel.

#### **Hall** 15' 6" x 23' 0" (4.73m x 7m)

This grand entrance hall and sitting provides an exceptional and impressive entrance to the property as well as a space to sit and relax with wood burning stove set into a wooden and tiled fire surround with slate hearth. Original marble work, mosaic tiled floor, moulded cornice and sweeping staircase to the first, second and third floors with carved wood. detailing. Small under stair cupboard. Power points. Wall lights. Original leaded stained glass window. Central heating radiator. Power, TV and data points.

#### **Garden Room** 15' 3" x 20' 10" into bay (4.66m x 6.36m into bay)

A pleasant room with wooden double glazed windows that access the patio to the front, as well as wooden double glazed bay window with leaded stained glass above and a matching door to the outside. Original moulded cornice, deep skirting boards, picture rails and a wooden fire surround with wood burning stove and slate hearth. central heating radiator. Power and TV points. Seven fitted wall lights.

#### **Inner Hall** 14' 4" x 5' 11" (4.37m x 1.8m)

Wood floor. Stairs down to the wine cellar. Door to the rear bedroom area. Open to the kitchen with two wooden pillars.

#### **Kitchen** 13' 6" x 17' 1" (4.12m x 5.21m)

Wood block flooring. Fitted kitchen comprising base units, wall units and peninsula with granite work surfaces. Rangemaster range cooker with double gas oven, grill and a five zone electric hob. Integrated Miele dishwasher. Extractor hood. Integrated Liebherr fridge, freezer and washing machine. Single bowl countersunk stainless steel sink with drainer. Coved ceiling. Feature lighting. Coved ceiling. Central heating radiator. Power points and TV point. Wooden double glazed windows to the front.

#### **Rear Hall** 23' 9" x 5' 10" (7.25m x 1.77m)

This is a wide rear hall area with extensive fitted book shelving and display cases that gives access to two bedrooms, a bathroom and a more modern and very light lounge / home office. Recessed spotlights. Power points.

#### **Lounge** 23' 4" max x 19' 1" max (7.10m max x 5.81m max)

Fitted carpet to the small upper level before a curved staircase takes you down to the lower level. Tiled floor and matching skirting. Floor to ceiling uPVC double glazed windows and sliding doors which lead out onto the courtyard, with fitted blinds. High level double glazed roof lantern. Recessed lights. Modern wood burning stove. Power, TV and data points. Two central heating radiators. Fitted office furniture including shelving, cupboard and a desk. Built in cupboard with Vaillant gas boiler and hot water cylinder.

#### **Bedroom 4** 11' 9" plus dressing area x 14' 1" (3.57m plus dressing area x 4.28m)

A spacious double bedroom with dressing area and extensive fitted wardrobes with mirrored doors. Recessed spotlights. Two central heating radiators. Fitted carpet. uPVC double glazed windows to two side. Power and phone points. Hatch to loft space. Door to an en-suite bathroom.

#### **En-Suite** 9' 6" x 6' 11" (2.9m x 2.12m)

Suite comprising a shower cubicle, WC, bidet and wash hand basin with storage below. Wooden clad ceiling with recessed spotlights. Plastic clad walls. Heated towel rail. Fitted wall cabinet with mirrored doors and an additional cabinet. uPVC double glazed window.

#### **Bedroom 5** 9' 5" x 14' 2" (2.88m x 4.33m)

Another double bedroom, again with fitted wardrobes with mirrored doors. Fitted carpet. Central heating radiator. Power points. Coved ceiling. uPVC double glazed window. Recessed spotlights. Power points.

**Bathroom 8' 8" x 5' 11" (2.65m x 1.8m)**

Suite comprising a panelled bath with mixer shower fitment, wash hand basin and WC with concealed cistern. Tiled floor and walls. Fitted wooden shelf with mirror and light. Shaver point. Recessed light and extractor fan. Heated towel rail with additional shelving.

**Wine Cellar**

The wine cellar provides very useful additional storage space - ideal for wine and other drinks - but equally suitable for a number of other items.

**First Floor**

**Landing 15' 5" x 13' 4" including stairs (4.71m x 4.06m including stairs)**

The stair case in the entrance hall rises to the first floor where there are two levels - one to the front and one to the rear. To the rear is the first landing which gives access to the second and third bedrooms. The main landing gives access to the sitting room and dining room as well as being where the stairs continue to the second floor.

**Sitting Room 14' 10" x 15' 2" (4.52m x 4.63m)**

Part of an open plan living and dining area that has wonderful views across the Bristol Channel. The sitting room is a high ceilinged modern space with attractive oak flooring and double glazed bi-fold doors that lead to a balcony which gives the water views and looks over the Glynne Tower communal gardens. Recessed lights. Wood burning stove. Power, TV and data points. Three fitted wall lights and a central heating radiator.

**Dining Room 15' 4" x 9' 3" (4.68m x 2.83m)**

Oak flooring continued from the sitting room. uPVC double glazed window. Power and data points. Recessed lights. Three fitted wall lights. Central heating radiator. Door to a small lobby and WC.

**WC 4' 1" x 4' 5" (1.25m x 1.35m)**

A lobby area with large built-in cupboard and access to the WC. The lobby has oak flooring continued from the sitting and dining rooms as well as the cupboard with mirrored sliding doors and a gas boiler with hot water cylinder, a double glazed window to the side, recessed lights and a door to the WC. The WC again has oak flooring, a double glazed window with water views, WC and wash hand basin with storage below, recessed lights and extractor fan.

**First Floor Bedroom Landing 19' 10" approx x 5' 9" approx (6.05m approx x 1.74m approx)**

Fitted carpet and high level uPVC double glazed windows. Recessed lights, two large built in cupboards. Two central heating radiators and doors to the second and third bedrooms, both with en-suite bathrooms.

**Bedroom 2 9' 6" x 19' 0" (2.9m x 5.8m)**

A very spacious double bedroom with uPVC double glazed window and fitted wardrobes with mirrored doors. Recessed lights. Coved ceiling. Hatch to loft space. Power, TV and data points. Door to the en-suite bathroom

**En-Suite 2 8' 6" x 5' 5" (2.6m x 1.64m)**

Tiled floor and fully tiled walls. uPVC double glazed window with obscured glass. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Fitted oak shelf. Mirror with light. Recessed lights. Shaver point. Heated towel rail. Extractor fan.

**Bedroom 3 12' 3" x 16' 6" into doorway (3.74m x 5.02m into doorway)**

Another spacious double bedroom, once again with fitted wardrobes, this time having mirrored sliding doors. uPVC double glazed window. Central heating radiator. Wood floor. Recessed lights. Mezzanine style storage area and hatch to a loft space. Recessed shelving. Power and TV points. Door to en-suite.

**En-Suite 3**

Suite comprising a tiled panelled bath with overhead mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Recessed lights. Extractor fan. Fitted wooden shelf with mirror and light. Tiled floor and walls.



## **Second Floor**

### **Second Floor Landing** *15' 5" x 13' 3" including stairs (4.71m x 4.05m including stairs)*

The highest point of this grand staircase. Fitted carpet to the stairs and landing. Three wooden double glazed windows to the rear and an impressive and ornate ceiling light with Velux window above. Five fitted wall lights. Dado rails. Deep skirting boards and attractive wooden detailing. Door to the master suite.

### **Bedroom 1** *16' 4" x 14' 11" (4.99m x 4.55m)*

A spacious master bedroom with bathroom and access to the top floor viewing room. The bedroom is accessed from a central space with oak flooring and doors that lead to the bedroom and bathroom. This main bedroom is an impressive room with oak flooring, original roof timbers and mezzanine storage area as well as two double glazed bi-fold doors that provide breathtaking panoramic views over the Bristol Channel taking in Penarth Pier, Flatholm and Steepholm. Fitted wall lights. Electric blinds. Reading lights. Two central heating radiators. Power, TV and data points.

### **Bathroom** *11' 1" x 9' 3" (3.38m x 2.82m)*

The en-suite bathroom to the master bedroom. Suite comprising a panelled bath, large shower cubicle with overhead mixer shower and hand shower fittings, twin bowl sinks with storage below, a WC and a bidet. Heated towel rail. Fitted cabinet with mirrored doors and light. Wooden double glazed window. Tiled walls. Original roof beam. Recessed lights and extractor fan.

### **Lobby** *10' 3" x 6' 2" (3.12m x 1.89m)*

Wooden double glazed windows to the side and front. Power points. Central heating radiator. Stairs to the study / viewing room.

## **Third Floor**

### **Study / Viewing Room** *10' 11" x 6' 11" (3.33m x 2.11m)*

This room occupies the upper part of the tower and is a triple aspect space with a tremendous amount of natural light and unique views to three sides including the Channel. Six wooden double glazed windows, all with fitted blinds. Power, TV and data points making it ideal for home working.

## **Outside**

### **Front**

The property benefits from the use of a car parking area and two garages. This area is accessed through electric gates from Bridgeman Road, into the Glynne Tower development.

### **Courtyard**

Accessed from the lounge, this courtyard garden has a pleasant westerly aspect which will bring in good afternoon and evening sun. It is laid to natural stone paving and has an original stone wall, outside lights and access to one of the garages.

### **Patio**

The property benefits from two patios that are accessed from the Garden Room and give views over the Bristol Channel and communal gardens of Glynne Tower.

### **Balcony**

Accessed from the main sitting room on the first floor, this balcony has wonderful water views and space for chairs on which to enjoy it.

### **Communal Facilities**

As part of the Glynne Tower development, 1 Glynne Tower benefit from use of the communal grounds and indoor swimming pool.



### Garages

There are two garages, accessed from the parking area and both with electric garage doors, power points and light. These do not form part of the title of 1 Glynne Tower, but are for the use of this property solely.

### Additional Information

#### Tenure

The property is held on a leasehold basis (WA910517) with 999 years to run from July 1998 (968 years remaining).

#### Service Charge

The current service charge is £8,814.80 per annum.

#### Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4,673.76 for the year 2024/25.

#### Approximate Gross Internal Area

4240 sq ft / 394 sq m.

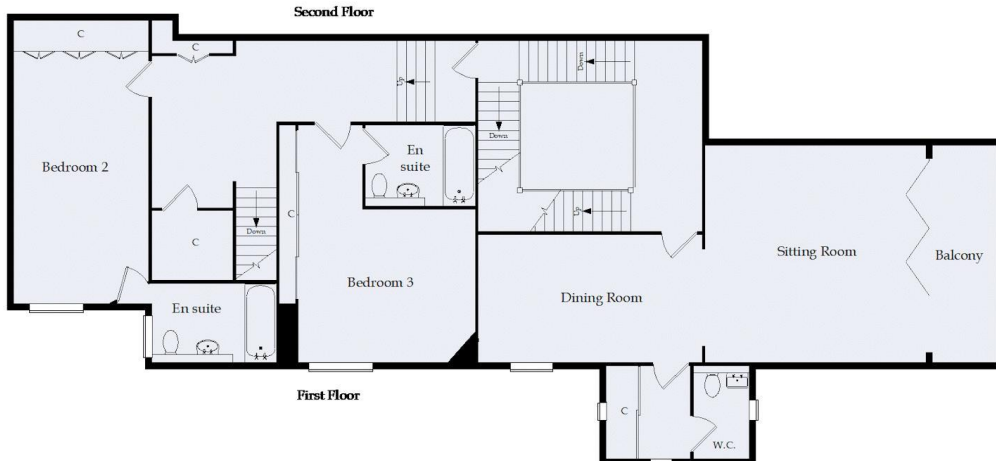
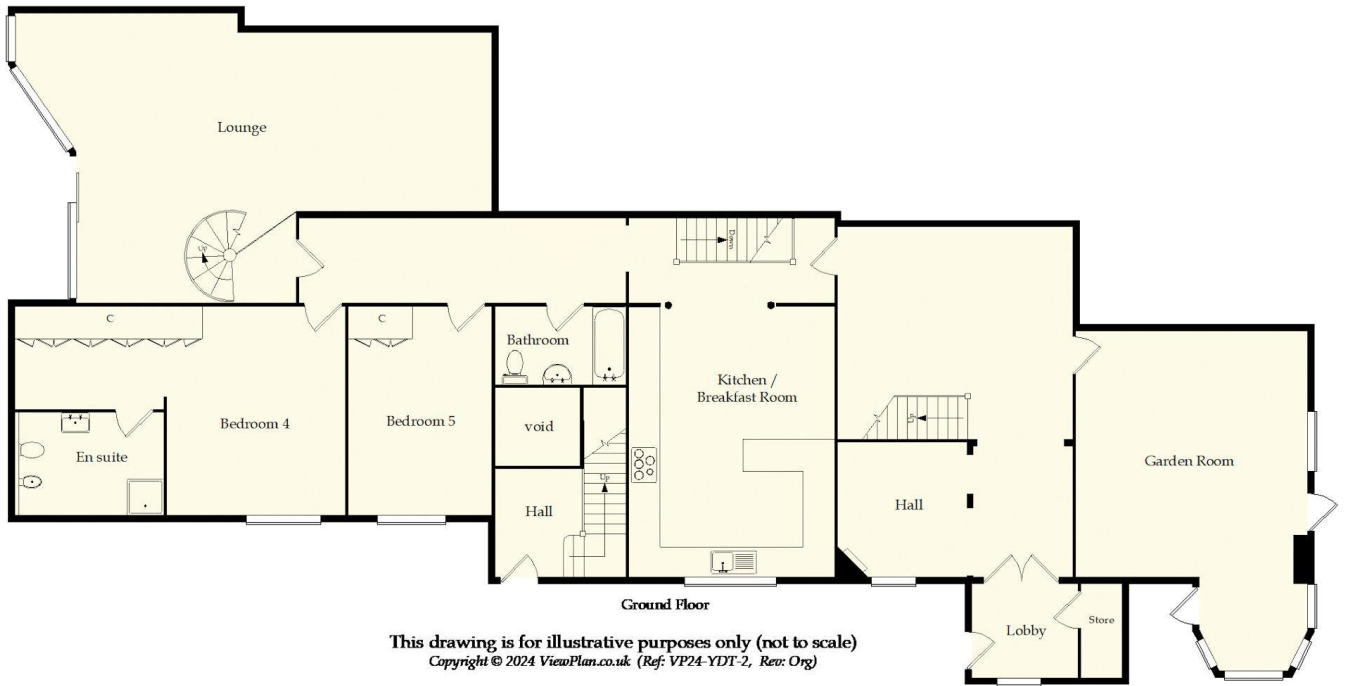
#### Utilities

The property is connected to mains electricity, gas, water and sewerage.

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

# Floor Plan











































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