

# 25 Westbourne Road

Penarth, Vale of Glamorgan, CF64 3HA



A superb double front period property with wonderful character, spacious rooms and a large westerly garden. Located very close to Penarth town centre, train station and in catchment for some sought after schools, the property has an excellent entrance hall, three reception rooms and a kitchen / diner on the ground floor along with six bedrooms and two bathrooms evenly spread over the first and second floors. There is off road parking to the front and a the very attractive rear garden. In good order throughout as a much loved family home for a number of years, there is also extensive potential for further upgrading and adaption. EPC: TBC.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£995,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Porch** 3' 2" x 7' 9" (0.96m x 2.36m)

Original wooden front door with window above, moulded cornice, tiled floor, dado rails, deep skirting boards and timber leaded inner door to the entrance hall. Low level cupboards.

#### **Entrance Hall** 20' 3" maximum x 21' 8" maximum (6.18m maximum x 6.6m maximum)

The original entrance opened up into what would have been a fourth reception room, with original tiled and timber floor, Minster fireplace, moulded cornice, dado rails, deep skirting boards, a leaded window to the side, staircase to the first floor and doors to both main reception rooms. Built-in cupboard. Central heating radiator. Power points. Door to the boot room.

#### **Living Room** 21' 7" into bay x 14' 5" into recess (6.57m into bay x 4.4m into recess)

One of the two front facing reception rooms. Many original features including a wooden sash bay window to the front, moulded cornice, ceiling rose, plate racks, deep skirting boards, timber floor and a magnificent wooden surround. Period style grate with fitted gas fire and slate tiled hearth. Two central heating radiators. Power points.

#### **Sitting Room** 17' 3" x 13' 0" into recess (5.26m x 3.97m into recess)

The second of the front facing reception rooms, once again a very characterful space with original timber floor, moulded cornice, deep skirting boards, picture rails and a wooden fire surround with tiled fireplace and gas fire. Central heating radiator. Fitted bookcases to each recess. Power points and TV point.

#### **Dining Room** 13' 11" x 13' 5" into recess (4.24m x 4.09m into recess)

A third ground floor reception room equally suited to being a dining room or sitting area. Tiled floor. Period style fireplace with remote controlled gas fire. Original pine dresser. New uPVC double glazed sash window to the rear. Two fitted cupboards. Central heating radiator. Power points and TV point. Door to the kitchen.

#### **Kitchen** 15' 0" x 12' 7" (4.57m x 3.84m)

An extended, triple aspect family kitchen with impressive vaulted ceiling. Tiled floor. Fitted kitchen comprising wall units and base units with wooden cabinet doors and granite work surfaces. Integrated appliances including an electric oven and grill, four zone electric hob, counter level freezer and a dishwasher. Space for fridge / fridge freezer. Single bowl countersunk Belfast sink with drainer. Three wooden sash windows, a uPVC double glazed window and a wooden door into the conservatory. Door into the utility room. Two central heating radiators.

#### **Conservatory** 5' 10" x 6' 5" (1.77m x 1.96m)

Tiled floor continued from the kitchen. uPVC double glazed windows and door onto the garden and a uPVC double glazed roof. Power points.

#### **Utility Room** 2' 11" x 5' 9" (0.9m x 1.76m)

Tiled floor. Plumbing for washing machine and dryer. Power points. Door into the WC.

#### **WC** 5' 9" x 2' 6" (1.76m x 0.77m)

Tiled floor continued from the kitchen and utility room. WC and wash hand basin. Heated towel rail. Wooden double glazed window to the side. Heated towel rail.

#### **Boot Room**

Original tiled floor. Belfast sink. Original wooden sash window to the side, and part tiled walls. Wall mounted gas boiler.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Original staircase continues to the second floor. Original wooden leaded sash window to the side. Original moulded cornice, dado rail, arch, deep skirting boards and doors to all rooms. Central heating radiator. Power points.

**Bedroom 1** 21' 7" into bay x 14' 4" into recess (6.59m into bay x 4.38m into recess)

A spacious double bedroom, dual aspect, with an original wooden sash window to the side and wooden sash bay window to the front. Fitted carpet. Central heating radiator. Original moulded cornice, picture rails, deep skirting boards and fireplace with wooden surround and cast iron grate. Power points. This room is currently well used as a study and is equally suited to being a sitting room.

**Bedroom 2** 17' 3" x 13' 3" into recess (5.27m x 4.05m into recess)

The second front facing double bedroom on this floor, with original wooden sash windows and original moulded cornice, deep skirting boards and wooden fire surround. Fitted shelving to each recess. Central heating radiator. A very attractive original timber floor. Power points.

**Bedroom 3** 18' 6" into bay x 13' 7" into recess (5.64m into bay x 4.15m into recess)

Double bedroom to the rear, with uPVC double glazed bay window that provides a seating area with views over the garden. Original features including the timber floor, moulded cornice, picture rails, deep skirting boards and the cast iron fireplace with wooden surround and tiled hearth. Fitted recess cupboard. Power points.

**Bathroom** 10' 1" maximum x 7' 9" maximum (3.07m maximum x 2.36m maximum)

A fully tiled bathroom with suite comprising a walk-in shower, bidet and wash hand basin with storage below. Built-in cupboard and fitted cupboards concealed behind both mirrors. Original wooden sash window to the side, recessed lights. Heated towel rail.

**WC** 5' 5" x 3' 7" (1.66m x 1.08m)

Tiled floor and part tiled walls. Original wooden sash window to the side. WC. Central heating radiator.

## Second Floor

### **Second Floor Landing**

Fitted carpet to the stairs and landing. Original wooden sash window to the side, dado rails and skirting boards. Power points and phone point. Original doors to all rooms.

**Bedroom 4** 17' 9" x 14' 5" into recess (5.41m x 4.39m into recess)

Double bedroom to the front with original timber floor, two wooden sash windows and an attractive fire surround with cast iron grate. Central heating radiator. Power points.

**Bedroom 5** 17' 4" x 13' 3" into recess (5.29m x 4.05m into recess)

Fitted carpet. Two original wooden sash windows to the front and a fireplace with cast iron grate. Central heating radiator. Power points. Fitted shelving.

**Bedroom 6** 13' 11" x 13' 7" into recess (4.24m x 4.14m into recess)

The sixth and final double bedroom, this time with uPVC double glazed window to the rear overlooking the garden. Original fireplace with cast iron grate. Original timber floor. Central heating radiator. Power points.

**Shower Room** 10' 1" x 7' 9" (3.07m x 2.35m)

Original timber floor. Suite comprising a shower cubicle with electric shower, WC and wash hand basin. Velux window to the side. Central heating radiator. Built-in cupboard. Hatch to the loft space.

## Outside

### **Front**

Off road parking to the side laid to hardstanding, for up to three cars. Lawned garden with privacy hedging along with an original stone and brick low wall.

### Rear Garden

A very attractive rear garden, predominantly laid to lawn and with deep, well stocked planting beds to both sides. Paved patio allowing for a table and chairs along with an extensive side areal. Gated access to the front. Original stone walls to both side. At the rear is a covered storage area with potential for access onto the lane. This garden is private, has a westerly aspect and is full of mature tress and plants.

### Additional Information

#### Tenure

We have been informed by the vendor that the property is held on a freehold basis.

#### Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £3,748.40 for the year 2023/24.

#### Approximate Gross Internal Area

3067 sq ft / 285 sq m.

#### Energy Performance Certificate

### Floor Plan



















