

10 Park Road

Penarth, Vale of Glamorgan, CF64 3BD



An extremely spacious, high quality Victorian semi-detached residence in this most private of Penarth locations, close to the Esplanade and only a short walk through Alexandra Park to Penarth town centre. Comprising three reception rooms, impressive kitchen / diner, utility room, seven bedrooms a studio and four bathrooms, this property is ideal for families of all sizes and benefits from a large mature garden with garage and extensive off road, gated parking. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£3,000,000

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Accommodation

Ground Floor

Porch 6' 7" x 6' 11" (2m x 2.1m)

Original wooden double front door with crescent window above, cornice, dado rails and tiled floor. Wooden glazed panel door into the entrance hall.

Entrance Hall

Amtico flooring. Original cornice, deep skirting boards and impressive staircase to the first floor.

WC 6' 7" x 6' 11" (2m x 2.1m)

Amtico flooring. Wooden sash windows to the front and side. WC and wash hand basin. Central heating radiator.

Sitting Room 13' 6" into recess x 25' 5" into bay (4.11m into recess x 7.75m into bay)

Amtico flooring. Very impressive original features including deep skirting boards, dado rails, cornicing, marble fireplace and wooden sash bay window to the side.

Games Room 14' 6" x 16' 10" (4.41m x 5.13m)

An attractive room with original herringbone wood block floor, minster fireplace with wood burning stove, wooden sash windows to the front and side, deep skirting boards, cornice and ceiling plaster work. Central heating radiator. Power points and TV point.

Dining Room 24' 5" into bay x 16' 10" into recess (7.45m into bay x 5.13m into recess)

Amtico floor. Large wooden sash bay window to the front and bifold doors into the kitchen. Stone fireplace with cast iron grate. Dado rails and deep skirting boards. Power points. Central heating radiator.

Kitchen / Diner 37' 10" maximum x 22' 5" maximum (11.54m maximum x 6.84m maximum)

An impressive space, designed and built by Project One. Superb for entertaining while remaining a practical family kitchen at heart. Egyptian limestone flooring throughout, with under floor heating. Kessler wall and base units including vast central island with brass edging and Brazilian marble worktop. Integrated appliances including Gaggenau 200 series oven plus separate combination microwave, three warming drawers, five zone induction hob, extractor hood, AEG dishwasher and a wine fridge. Recess for an American fridge freezer. Two stainless steel sinks with Quooker hot water tap. Power points and TV points. Sliding doors overlooking and giving access to the garden.

Utility Room 11' 5" x 8' 11" (3.47m x 2.71m)

Egyptian limestone tiled floor continued from the kitchen. Fitted wall and base units with wooden work surfaces and upstands Belfast sink. Plumbing for washing machine and dryer. Recessed lights. Extractor fan. Space for American style fridge freezer. Window to the rear. Built-in cupboard.

Shower Room 7' 9" x 5' 3" (2.37m x 1.59m)

Fully tiled wet room with shower, WC and wash hand basin with storage below. Feature lighting. Extractor fan.

First Floor

Home Office 14' 4" x 6' 5" (4.36m x 1.96m)

An office space open to the landing which would be equally suited to being a library or reading area. Wood floor. Wooden sash windows to the front and side. Central heating radiator. Power points.

Landing

Fitted carpet to the stairs and landing. Very attractive original gallery staircase with cast iron work and wooden hand rails. Dado rails. Cornice. Original doors to various bedrooms.

Bedroom 1 16' 10" x 24' 4" into bay (5.12m x 7.41m into bay)

Double bedroom with en-suite, a large wooden bay window to the side overlooking Alexandra Park and a balcony to the rear. Period style fire surround. Extensive bespoke fitted wardrobes. Deep skirting boards and ceiling cornice. Door to the en-suite.

En-Suite 11' 2" maximum x 22' 1" maximum (3.4m maximum x 6.72m maximum)

A fully tiled en-suite with extensive storage and dressing area. Walk-in wet room style shower, WC and twin wash hand basins with storage below. Heated towel rail. Ceiling speakers. Wooden sash windows to the side.

Bedroom 2 17' 8" x 17' 3" into recess (5.39m x 5.26m into recess)

The second bedroom with en-suite. Wooden double glazed windows and door onto a balcony at the front and giving views of the Bristol Channel. Fitted carpet. Cornice and deep skirting boards. Central heating radiators. Power points and TV point.

En-Suite 2 7' 1" x 16' 10" (2.17m x 5.14m)

Wooden effect vinyl floor. Suite comprising a large walk-in shower, freestanding bath, WC and wash hand basin. Cornice. Heated towel rail.

Bedroom 3 14' 6" x 17' 0" (4.43m x 5.18m)

Double bedroom to the front of the property. Dual aspect with wooden sash windows to the front and side. Cornice. Fitted carpet. Power points and TV point. Central heating radiator.

Bedroom 4 12' 8" x 13' 9" plus wardrobe (3.86m x 4.19m plus wardrobe)

Double bedroom with wooden sash windows to the rear overlooking the garden. Cornice and picture rails. Central heating radiator. Power points.

Bathroom 9' 5" x 9' 9" (2.88m x 2.98m)

Fully tiled bathroom with walk-in shower, WC, wash hand basin and Japanese style spa bath. Wooden sash window to the side. Recessed lights. Extractor fan. Heated towel rail.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing with an attractive gallery that provides a view down to the ground floor. Large wooden picture window to the side. Original cornice, dado rail and skirting boards. Central heating radiator.

Bedroom 5 17' 9" x 15' 4" plus wardrobes (5.41m x 4.67m plus wardrobes)

Double bedroom to the front of the house with three double glazed wooden sash windows providing views of the Channel to the front. Extensive fitted wardrobes. Fitted carpet. Power points. TV point. Central heating radiator.

Bedroom 6 14' 7" to doorway x 17' 0" (4.44m to doorway x 5.19m)

The second double bedroom to the front of the property. Fitted carpet. Original fire surround. Two wooden double glazed sash windows. Recessed lights. Power points and TV point.

Bedroom 7 12' 11" x 14' 9" plus wardrobes (3.93m x 4.49m plus wardrobes)

Double bedroom with wooden double glazed sash windows to the rear. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points.

Loft Studio 16' 11" x 24' 6" (5.15m x 7.46m)

A very spacious, very versatile room at the top of the house with vaulted ceiling, wooden sash windows to the side and rear, aluminium double doors onto a Juliette balcony giving views over the garden and a uPVC door opening out onto a balcony at the front with sea views. Attractive timber floor. Central heating radiator. Power points and TV point

Bathroom 5' 10" x 12' 6" (1.78m x 3.81m)

A fully tiled wet room style bathroom with suite comprising a mixer shower, freestanding bath, WC and wash hand basin. Large skylight. Recessed lights.

Outside

Gardens

The property is surrounded by well landscaped, mature and attractive gardens that afford the property a high level of privacy. Remote control electric gates to the front, leading onto an extensive parking area that runs through the garden to the rear. There is a very spacious limestone patio accessed from the kitchen / diner. Kitchen garden area with fruit trees and pathway to the rear of the garden. Garden shed (12' x 7'6"). Outside tap and lights.

Summer House 15' 9" x 15' 9" (4.8m x 4.8m)

The original band stand from the nearby Victorian residence, Roxburgh. Now demolished, the band stand has been saved and restored to provide a wonderful entertaining space. Flag stone floor. Electric light and power points.

Garage 22' 4" x 20' 0" (6.8m x 6.1m)

Double garage with electric sectional door, light and power points.

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 I, which equates to a charge of £4,673.76 for the year 2024/25.

Approximate Gross Internal Area

5381 sq ft / 500 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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