

17 Clinton Road

Penarth, Vale of Glamorgan, CF64 3JD



Haldon House is an incredibly attractive period home that offers stylish family living with a considerable amount of character, located on one of Penarth's most sought after roads close to the town centre and in easy reach of some excellent schools. With three reception rooms, kitchen / diner and various utility spaces, the ground is spacious and versatile with a grand central entrance hall. There are then six double bedrooms (one currently a dressing room) and two bathrooms. The property has an attractive front garden, driveway to the side, a double garage (currently a fully insulated home gym) and a rear garden. This type of property is rarely available in Penarth and viewing is advised. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£2,450,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 4' 1" x 4' 11" (1.25m x 1.5m)

Original wooden front door, black and white tiled floor and wooden glazed panel inner door. Original wooden wall panelling to both sides and cornice.

Entrance Hall 13' 4" into recess x 26' 8" into bay (4.07m into recess x 8.13m into bay)

This is a very impressive central entrance hall with a number of original features including cornice, picture rails, deep skirting boards, wooden sash bay window and a magnificent staircase. Feature wooden and copper fire surround with wood burning stove and slate hearth. Solid oak floor. Doors to the two reception rooms, utility room and study. Under stair cupboard.

Sitting Room 15' 4" into recess x 20' 2" into bay (4.67m into recess x 6.15m into bay)

The main reception room, with wooden sash bay window to the front. Original timber floor, picture rails, cornice and deep skirting boards. Stone fire surround with wood burning stove. Two central heating radiators. Power points.

Dining Room 12' 10" into recess x 19' 2" (3.9m into recess x 5.83m)

Three original wooden windows to the front. Timber floor. Original stone fireplace (open), cornice, picture rails and deep skirting boards. Bifold glass doors into the kitchen / diner. Central heating radiator. Power points.

Kitchen / Dining 23' 0" x 31' 10" (7m x 9.7m)

A wonderful family room to the rear of the property with high vaulted ceiling, exposed oak beams and three sets of patio doors that open into the garden. Fitted kitchen comprising wall units and base units with shaker style doors and granite work surfaces that also includes a wine cooler, a large central island with additional storage, twin bowl ceramic basin and a second sink. Range cooker with six ovens and two hobs and an additional four ring gas hob. Recess for an American style fridge freezer. Integrated microwave. Original herringbone wood floor throughout. Wood burning stove. Six Velux windows. Doors into the boot room and utility room. Wooden sash window and door to the side. Door entry phone. Central heating radiator.

Study 15' 3" x 12' 2" into doorway (4.65m x 3.7m into doorway)

An ideal study, this room joins the entrance hall and utility room. Tiled floor. Cornice. Two wooden double glazed sash windows to the side. Central heating radiator. Power points and TV point.

Utility Room 25' 11" total x 8' 7" maximum (7.89m total x 2.62m maximum)

Slate tiled floor. Fitted units to match the kitchen, all with granite work surfaces. Twin bowl countersunk ceramic sink. Plumbing for washing machine and dryer. Two wooden double glazed sash windows to the rear and one to the side. Built-in cupboard. Power points. Recessed lighting. Central heating radiator. This area flows into the kitchen and has a door into the rear garden.

Boot Room 10' 2" x 11' 5" into doorway (3.1m x 3.47m into doorway)

Original black and white tiled floor and dresser. WC and wash hand basin. Central heating radiator. Skylight. Power points. Recessed lighting.

Boiler Room 6' 0" x 6' 3" (1.82m x 1.91m)

Solid wood floor continued from the kitchen. This area houses the Central heating system with gas boiler and hot water cylinder. Electrical consumer unit. Skylight. Door into the WC.

WC 6' 0" x 3' 0" (1.82m x 0.91m)

Solid oak floor. WC and wash hand basin. Wooden window to the front.

First Floor

Landing

Fitted carpet to the stairs and landing. Three original wooden windows to the rear. Dado rails and a very attractive original staircase with curved hand rail. Original picture rails and cornice. Door entry phone. Power points. Doors to three bedrooms and the family bathroom.

Bedroom 1 *15' 4" into recess x 17' 3" maximum (4.67m into recess x 5.25m maximum)*

A spacious double bedroom with original wooden windows to the front, cornice, picture rails, deep skirting boards and a very attractive fireplace with ornate wooden surround, cast iron grate and tiled hearth. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 *13' 5" into recess x 18' 4" into bay (4.09m into recess x 5.6m into bay)*

Double bedroom with wooden window and bay window to the front. Fitted carpet. Fitted glass fronted recess cupboard. Power points. Central heating radiator. Original picture rails and cornice. Original fireplace with wooden surround, cast iron grate and tiled hearth.

Bedroom 3 *12' 9" into recess x 19' 2" (3.89m into recess x 5.85m)*

The third first floor front facing double bedroom. Fitted carpet. Original fireplace, wooden windows to the front, picture rails, cornice and deep skirting boards. Power points. Central heating radiator.

Dressing Room *11' 4" x 12' 1" (3.46m x 3.69m)*

A dressing room that would be equally suitable as a bedroom, study or with some conversion work an e-suite bathroom. Fitted carpet. Wooden sash window to the side. Built-in cupboard. Power points. Picture rails.

Bathroom *19' 4" x 12' 7" maximum (5.9m x 3.84m maximum)*

This impressive bathroom has limestone tiled floor throughout and a suite comprising a feature copper bathroom with matching wash basins, walk-in shower and a separate WC. Electric under floor heating. Three wooden sash windows. Recessed lighting. Power points. Heated towel rail. Fitted storage.

Second Floor

Landing

Fitted carpet to the stairs and landing. Doors to two bedrooms and a bathroom. Dado rails. Hatch to loft space.

Bedroom 4 *10' 4" x 15' 11" (3.14m x 4.86m)*

Double bedroom with original wooden windows to the front giving elevated views across Penarth to the Bristol Channel, taking in Steephholm. Central heating radiator. Fitted carpet. Power points.

Bedroom 5 *9' 0" x 18' 11" (2.75m x 5.76m)*

The fifth and final double bedroom, again with original wooden window to the front that provides attractive views across Penarth. Fitted carpet. Central heating radiator. Power points and TV point. Eaves storage.

Shower Room *7' 4" x 6' 9" (2.23m x 2.05m)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash stand with basin and storage below. Velux window. Heated towel rail. Recessed lights. Extractor fan.

Outside

Front and Side

Wooden gates to the front. Extensive off road parking to the side laid to stone chippings with space for at least four vehicles with outside lighting along the full length. Gated access to the rear garden. Two EV charging points. Original stone wall to one side. A mature front garden that really gives the property a level of privacy, with lawn and a number of trees.

Coach House / Gym 20' 1" x 18' 9" (6.11m x 5.71m)

Currently used as a gym, this space has a concrete floor, two sets of wooden double glazed doors to the front and wooden double glazed windows to two sides that look out into the garden. Two electric radiators. Recessed lights. Power points and TV point.

Rear Garden

An attractively landscaped rear garden, predominantly laid to lawn and with areas of stone chippings and paved patio. Access to the house and coach house. Raised lavender beds and a number of apple and pear trees. Outside lighting. Timber shed. Deep border to one side with mature planting.

Additional Information

Tenure

The property is held on a freehold basis (CYM482953).

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

3896 sq ft / 362 sq m.

Energy Performance Certificate

Floor Plan



This drawing is for illustrative purposes only (not to scale)
Copyright © 2024 ViewPlan.co.uk (Ref: VP24-JCT-1, Rev: Org)









© South Wales Property Photography



© South Wales Property Photography





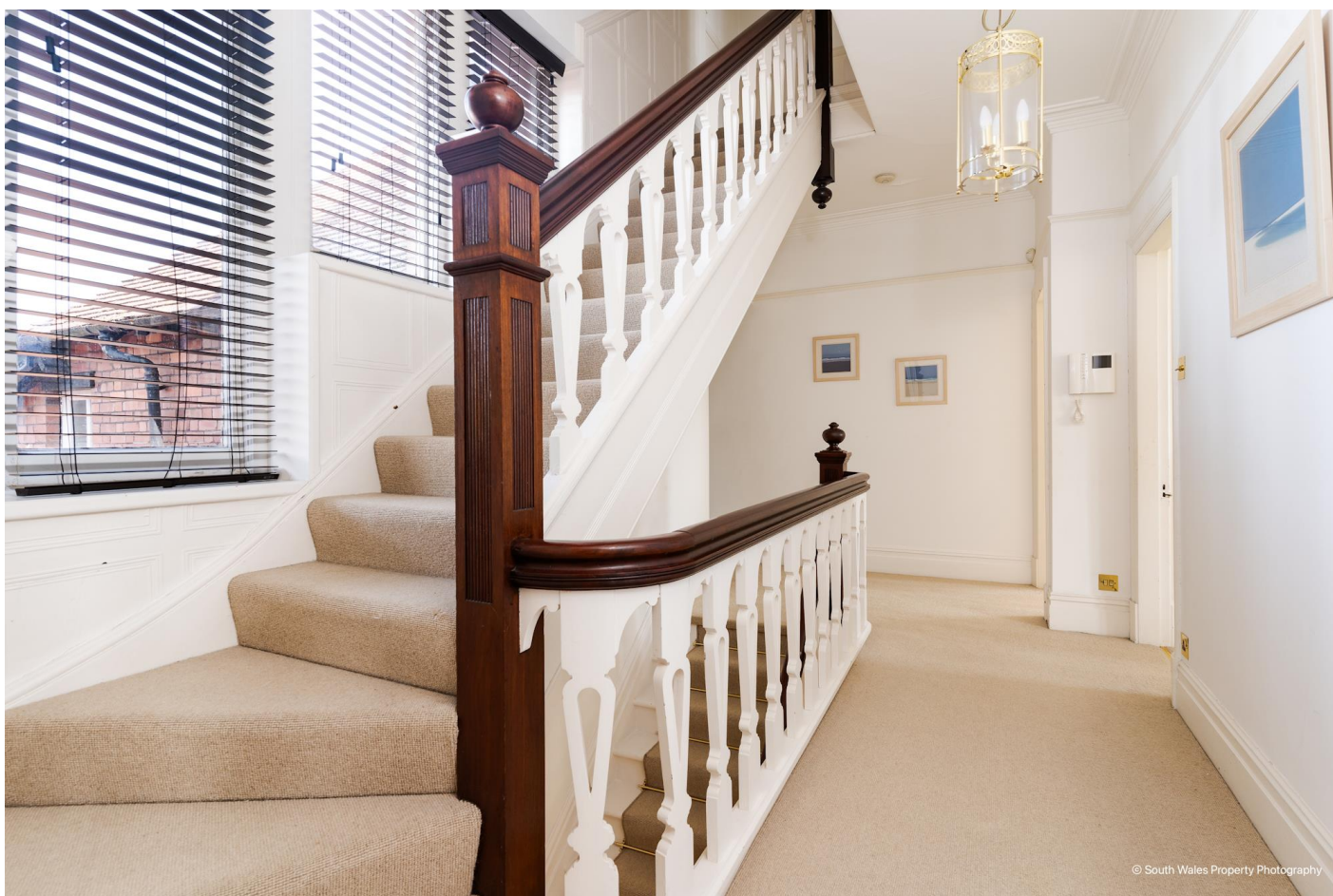
© South Wales Property Photography



© South Wales Property Photography



© South Wales Property Photography



© South Wales Property Photography











© South Wales Property Photography



© South Wales Property Photography