

# 41 Plymouth Road

Penarth, Vale Of Glamorgan, CF64 3DB



An imposing and very spacious, double fronted Victorian semi-detached property in close proximity to Penarth town centre, with excellent off road parking, westerly garden and some very attractive original features. The property offers sizeable family accommodation over three floors and comprises a porch and entrance hall, three reception rooms, kitchen / diner, boot room and cloakroom on the ground floor along with eight bedrooms and two bathrooms on the first and second floors. There is off-road parking to the front, a garage and the rear garden is mature and fully enclosed. The property is in very good order throughout but retains a good amount of potential moving forward. Viewing advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£1,330,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch 6' 3" x 4' 5" (1.9m x 1.35m)**

Original wooden front door with window above, tiled floor, picture rails and cornice. Bespoke fitted cupboard to one side. Original timber door and stained glass windows to the entrance hall. Electric light.

#### **Entrance Hall 7' 5" x 25' 8" (2.27m x 7.82m)**

A fantastic entrance hall with very attractive original floor tiles, cornice, deep skirting boards and doors to various rooms. Two central heating radiators. Under stair cupboard. Power points.

#### **Lounge 15' 10" x 19' 9" into bay (4.82m x 6.02 into baym)**

Timber floor. uPVC double glazed sash bay window to the front. Very attractive and ornate original cornice along with picture rails, deep skirting boards and a striking fireplace with wooden surround. Central heating radiator. Power points and TV point.

#### **Study / Sitting Room 11' 8" into recess x 13' 8" (3.55m into recess x 4.16m)**

Fitted carpet. uPVC double glazed sash window to the front. Central heating radiator. Power points. Original cornice, picture rails and deep skirting boards. This room is currently used as a home office but would be equally suitable as a TV snug, sitting room or childrens play room.

#### **Snug / Dining Room 15' 10" max x 14' 8" max (4.82m max x 4.48m max)**

Timber floor. Fireplace with wooden surround and slate hearth with fitted electric fire. Original cornice, picture rails and deep skirting boards. uPVC double glazed doors into the rear garden. Power points and TV point. Central heating radiator. This room is currently used as a TV snug but with a door directly into the kitchen / diner, is equally as ideal as a more formal dining room.

#### **Boot Room 11' 8" max x 15' 1" into cupboards (3.55m max x 4.61m into cupboards)**

Original wood block flooring. Extensive fitted cupboards. Plumbing for washing machine. Central heating radiator. uPVC double glazed window to the rear. Power points. Door to the cloakroom. Original cornice and picture rails.

#### **Cloakroom 5' 7" x 4' 1" (1.7m x 1.24m)**

Tiled floor and part tiled walls. WC and wash hand basin. uPVC double glazed window to the side.

#### **Kitchen / Diner 17' 7" into recess x 21' 5" (5.37m into recess x 6.53m)**

This is an excellent family space, open plan to the rear of the property and with uPVC double glazed window and doors accessing and giving views out over the garden. Timber flooring throughout. Fitted kitchen comprising wall units, base units and central island with granite effect work surfaces. Rangemaster range cooker with double oven and grill, five burner gas hob and hotplate. Stone basin with drainer. Recess for fridge freezer. Integrated dishwasher and extractor hood. Tall cupboard with gas boiler. Two central heating radiators. Power points. Ample space for a dining table and chairs.

### **First Floor**

#### **Landing**

A large two level landing with three bedrooms and a bathroom to the front on the upper level and a bedroom, shower room and built-in cupboard on the lower, rear level. Original cornice, dado rails, ceiling rose and deep skirting boards. Central heating radiator. Door to the side staircase. Original staircase to the top floor.

#### **Bedroom 1 15' 10" x 19' 7" into bay (4.82m x 5.98m into bay)**

A very spacious double bedroom with uPVC double glazed sash bay window to the front. Fitted carpet. Original cornice, picture rails, deep skirting boards and slate fire surround. Central heating radiator. Power points. Door to the dressing room.



**Dressing Room** *12' 2" plus cupboards x 14' 9" to doorway (3.71m plus cupboards x 4.49m to doorway)*

A dressing room with extensive fitted wardrobes, cupboard and a built-in shower cubicle with mixer shower. uPVC double glazed window to the rear. Timber flooring. Original cornice and picture rails. Central heating radiator.

**Bedroom 2** *11' 9" into recess x 14' 11" (3.58m into recess x 4.55m)*

Double bedroom with uPVC double glazed window to the rear. Original cornice, picture rails and deep skirting boards. Original cast iron fireplace with slate surround. Central heating radiator. Power points and TV point.

**Bedroom 3** *11' 9" into recess x 13' 7" (3.58m into recess x 4.13m)*

Double bedroom with uPVC double glazed window to the front. Two fitted wardrobes either side of the chimney breast. Fitted carpet. Central heating radiator. Power points. Original cornice and picture rails.

**Bathroom** *7' 5" x 10' 0" (2.26m x 3.05m)*

Laminate flooring. Suite comprising a freestanding cast iron bath, WC and wash hand basin. Part wood panelled walls. Central heating radiator. uPVC double glazed sash window to the front. Original cornice. Recessed lights. Shaver point.

**Bedroom 4** *17' 8" x 16' 9" to doorway (5.38m x 5.10m to doorway)*

Double bedroom to the rear of the property. Two large Velux windows. Timber floor. Two central heating radiators. Power points.

**Shower Room / WC** *4' 2" x 7' 10" (1.28m x 2.39m)*

Laminate flooring. uPVC double glazed window to the side. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. Coved ceiling. Hatch to loft space. Fitted light with shaver point.

## **Second Floor**

### **Landing**

A landing with wooden glazed panel door and windows closing it off from the staircase. Fitted carpet. Central heating radiator and power points. Original doors to four double bedrooms and a bathroom.

**Bedroom 5** *16' 2" into recess x 19' 7" into bay (4.92m into recess x 5.97m into bay)*

This is a very spacious double bedroom with uPVC double glazed sash bay window to the front. Fitted carpet. Original fireplace cast iron grate and slate surround. Original picture rails. Central heating radiator. Power points and TV point.

**Bedroom 6** *11' 9" into recess x 14' 11" (3.59m into recess x 4.55m)*

Double bedroom with uPVC double glazed window to the rear. Original cast iron fireplace. Fitted carpet. Central heating radiator. Power points.

**Bedroom 7** *16' 1" into recess x 14' 9" (4.9m into recess x 4.49m)*

Another double bedroom with uPVC double glazed window to the rear. Fitted carpet. Original cast iron fireplace. Central heating radiator. Power points.

**Bedroom 8** *11' 9" into recess x 13' 7" (3.57m into recess x 4.14m)*

The final double bedroom, once again with an original cast iron fireplace. uPVC double glazed window to the front. Central heating radiator. Power points. This room currently has a fitted kitchenette with base units, laminate work surfaces, Belfast sink and recess for a counter level fridge.

**Shower Room / WC** *7' 5" x 10' 4" (2.26m x 3.14m)*

Timber floor and part wood panelled walls. Suite comprising a large walk-in shower with mixer shower, WC and wash hand basin. Porthole window and skylight. Central heating radiator. Hatch to the loft space.

## Outside

### Front

Front garden largely laid to stone chippings and with a paved pathway to the front door and parking to the side for up to four vehicles that leads to the garage. Original brick wall, iron railings and gate.

### Garage 16' 1" x 23' 0" (4.91m x 7m)

A large single garage to the side of the property - with up and over garage door to the front and a door at the rear into the garden. Electric light and power points. Window to the side. Fitted shelving.

### Rear Garden

A very well-proportioned rear garden with a westerly aspect and attractive original stone wall to the rear. Predominantly laid to lawn and with a decked terrace from the kitchen and a raised paved patio to the rear. Mature trees and planting throughout. Open to the top end of the driveway that accesses the garage and with gated access to the main driveway at the side of the house. Outside tap, lights and power points.

## Additional Information

### Tenure

The property is held on a freehold basis (WA116758).

### Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4,956.02 for the year 2025/26.

### Approximate Gross Internal Area

4087 sq ft / 380 sq m.

### Utilities

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

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



For illustrative purposes  
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