

# 99 Windsor Road

Penarth, Vale of Glamorgan, CF64 1JF



An end of terrace period property with wonderful period features, located close to the town centre and with very rarely found space to the side for off road parking along with a garage. In need of upgrading throughout but with very well-proportioned living space including three reception rooms along with four double bedrooms, a bathroom and WC. As well as the front garden, parking and garage, there is an enclosed, private and mature rear garden. The property is being sold with no onward chain and viewing is advised. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£450,000**

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## Accommodation

### Ground Floor

#### **Porch** 4' 8" x 4' 1" (1.41m x 1.25m)

An original wooden front door, tiled floor, dado rails, cornice and wooden inner door with stained glass panel above. Electrical consumer unit and meter. Gas meter.

#### **Entrance Hall**

A mostly original timber floor, original cornice, deep skirting boards and staircase to the first floor. Central heating radiator. Original doors to the three reception rooms. Large under stair cupboard with fitted shelving.

#### **Sitting Room** 13' 0" into recess x 16' 10" into bay (3.97m into recess x 5.13m into bay)

The main reception room, to the front of the property and with an attractive wooden sash window with stained glass and secondary glazing. Other original features in the room also include an open cast iron fireplace with tiled hearth, timber floor, deep skirting boards, picture rails and cornice. Extensive fitted shelving. Two central heating radiators. Power points.

#### **Dining Room** 12' 0" into recess x 12' 11" (3.66m into recess x 3.93m)

Original timber floor, wooden window and door into the garden, deep skirting boards, picture rails, cornice and a cast iron fireplace with wooden surround and tiled hearth. Central heating radiator and power points.

#### **Living Room** 10' 2" x 12' 10" (3.1m x 3.91m)

The third ground floor reception, which links the hallway to the kitchen and could be joined with that room to become a family kitchen / diner. Original tiled floor and wooden sash window to the side. Original fitted drawer unit and recess cupboard. Central heating radiator. Power points. Hatch to the dining room and a door to the kitchen.

#### **Kitchen** 10' 9" x 10' 8" maximum (3.28m x 3.25m maximum)

Vinyl floor. Original wooden window and door to the side as well as a door into the pantry and one to the rear into a lobby. Vinyl floor. Minimal fitted base units with laminate work surfaces and a single bowl ceramic sink with drainer. Recess for a cooker and space for a counter level fridge and freezer. Plumbing for dishwasher and washing machine. Part tiled walls. Power points. Small original wooden window to the rear.

#### **Lobby** 4' 9" x 2' 9" (1.44m x 0.83m)

Tiled floor. Wall mounted gas boiler. Wooden door to the side into the garden. Power points.

#### **Pantry** 4' 6" x 2' 10" (1.37m x 0.87m)

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Stairs to the second floor (bedroom 4) with under stair storage. Skylight to the rear. Phone point. Original doors to all rooms.

#### **Bedroom 1** 18' 4" into recess x 16' 11" into bay (5.59m into recess x 5.15m into bay)

This is an elegant double bedroom across the full width of the front of the house, with original wooden sash bay window, front window and side window. Original timber floor, cornice, picture rails and fireplace with cast iron and tiled grate, marble surround and tiled hearth. Power points and two central heating radiators. This room would also be a fantastic first floor sitting room and could be converted into the bedroom with en-suite.

#### **Bedroom 2** 12' 0" into recess x 12' 10" (3.65m into recess x 3.91m)

Double bedroom with original wooden sash window to the rear overlooking the garden, the original cast iron fireplace, cornice and picture rails. Power points. Central heating radiator.

**Bedroom 3** 10' 4" x 11' 1" (3.15m x 3.39m)

The third first floor bedroom is another double room, this time with attractive wooden glazed panel double doors that overlooks the rear garden. Original timber floor. Central heating radiator. Power points.

**Bathroom** 6' 11" x 7' 10" (2.12m x 2.38m)

Original timber floor. Suite comprising a panelled bath, bidet and wash hand basin with storage below and tiled splashback. Wooden sash window to the side with stained glass. Large overhead linen cupboard. Central heating radiator. Shaver point.

**WC** 6' 11" x 3' 5" (2.12m x 1.05m)

A separate WC with timber floor, WC, heated towel rail and an original wooden window to the side. Extractor fan.

**Second Floor**

**Bedroom 4** 18' 0" x ' ' (5.49m x m)

A double bedroom with scope for extension through a dormer, and the addition of an en-suite bathroom all subject to the relevant planning permission. This room has the original floor boards, original wooden sash windows to the front and side and three skylight windows to the rear. Central heating radiator and power points. There are exposed ceiling beams which show the vaulted ceiling but also give potential for some loft storage.

**Outside**

**Front**

Garden to the front, with off road parking to the side leading to the garage.

**Rear Garden**

An enclosed rear garden, mostly laid to lawn and with mature trees and plants throughout.

**Garage**

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA197925).

**Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,893.28 for the year 2024/25.

**Approximate Gross Internal Area**

1811sq ft / 168sq 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



For illustrative purposes











