

23 Whitcliffe Drive

Penarth, The Vale Of Glamorgan, CF64 5RY



A modern detached house located on a well-proportioned corner plot with views towards the Bristol Channel and a westerly garden, owned by the same family since being built and sold with no onward chain. The ground floor accommodation comprises the entrance hall, two reception rooms, kitchen, extended utility room and the cloakroom while there are four bedrooms and two bathrooms above. The property is in good order throughout and retains excellent potential for extending. Easy access to the Cliff Walk and Cliff Tops park and with convenient access into Penarth and out to the wider Vale of Glamorgan, Cardiff and the M4. In catchment for Evenlode and Stanwell schools. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

OIRO £825,000

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Accommodation

Ground Floor

Porch 5' 1" x 2' 9" (1.55m x 0.85m)

Composite front door. Tiled floor. Wooden glazed panel inner door to the hall.

Hall

Fitted carpet. Stairs to the first floor. Doors to the living room, dining room and cloakroom. Central heating. Power points. Coved ceiling.

Living Room 11' 10" maximum x 20' 11" plus bay (3.61m maximum x 6.37m plus bay)

A lovely dual aspect living room with aluminium double glazed bay window to the front and doors to the rear. Fireplace with gas fire and marble hearth. Coved ceiling. Two central heating radiators. Power points. Door to the kitchen.

Dining Room 11' 5" x 11' 7" plus bay (3.47m x 3.54m plus bay)

Fitted carpet. Aluminium double glazed bay window to the front. Door to the kitchen. Coved ceiling. Power points. Central heating radiator.

Kitchen / Diner 20' 9" x 8' 9" (6.33m x 2.67m)

A family kitchen with dining space and windows overlooking the garden. Tiled flooring throughout. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, grill and four burner gas hob and extractor hood. Counter level fridge. Single bowl composite sink with drainer. Wall mounted gas boiler (2024). Two aluminium double glazed windows to the rear. Door into the utility room. Space for a dining table and chairs.

Utility Room 9' 7" x 8' 9" (2.93m x 2.67m)

Tiled flooring continued from the kitchen. Aluminium double glazed window and door to the rear into the garden. Fitted base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Plumbing for washing machine. Space for a fridge freezer. Power points.

Cloakroom 7' 11" x 3' 10" (2.42m x 1.17m)

Vinyl floor. WC and wash hand basin. Extractor fan. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Doors to four bedrooms and the bathroom.

Bedroom 1 19' 8" maximum x 11' 7" maximum (6m x 3.54m)

Double bedroom with sea views and an en-suite bathroom. Fitted carpet. Fitted wardrobes with sliding doors. Additional built-in cupboards and drawers over the stairs. Two aluminium double glazed windows to the front with views of the Bristol Channel. Power points. Central heating radiator. Door to the en-suite.

En-Suite 5' 5" x 8' 11" (1.65m x 2.72m)

Vinyl flooring. Suite comprising a corner shower cubicle with mixer shower, WC, bidet and wash basin with storage below. Central heating radiator. Aluminium double glazed windows to the rear. Tiled walls. Shaver point.

Bedroom 2 12' 1" x 11' 7" (3.69m x 3.52m)

The second front facing double bedroom with views of the Channel. Aluminium double glazed window. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 8' 9" x 9' 3" (2.67m x 2.81m)

Aluminium double glazed window to the rear overlooking the garden. Fitted carpet. Fitted bedroom furniture with wardrobes and high cupboards. Central heating radiator. Power point.

Bedroom 4 7' 6" x 9' 3" (2.29m x 2.81m)

Bedroom with aluminium double glazed window to the rear. Fitted carpet. Central heating radiator. Power point.

Bathroom 9' 5" x 6' 4" (2.88m x 1.92m)

Vinyl flooring and tiled walls. Suite comprising a panelled bath with mixer shower, WC and wash basin with storage below. Built-in cupboard with hot water cylinder and fitted storage. Central heating radiator. Aluminium double glazed window to the rear.

Outside

Front

A well-sized frontage with lawned garden and off road parking for three to four cars laid to clay block paving that leads to the garage. Rockery and attractive planting.

Garage 16' 1" x 17' 2" (4.9m x 5.23m)

Double garage with electric up and over door to the front and a door and window to the side. Electric light and power points.

Rear Garden

A lovely, private westerly rear garden that gets the sun all afternoon and evening, with lawn and large slate patio. Attractive mature hedging to the borders and an outside tap. The rear garden then wraps around the side fo the property, to the front, and gives gated access to the driveway as well as having a door into the garage.

Additional Information

Tenure

The property is held on a freehold basis (WA256701).

Council Tax Band

The Council Tax band for this property is which equates to a charge of £4,006.08 for the year 2024/25.

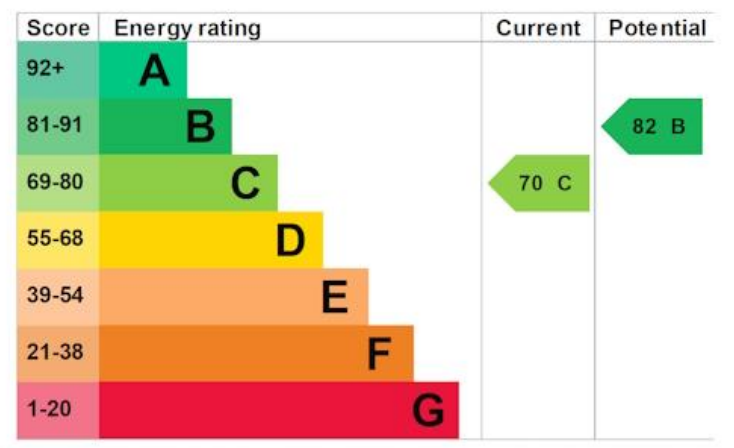
Approximate Gross Internal Area

1424 sq ft / 132.3 sq m.

Utilities

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

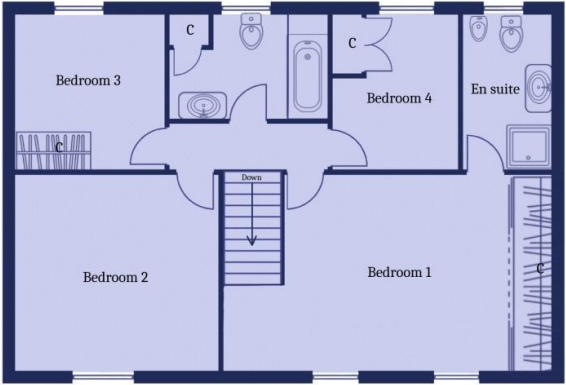
Energy Performance Certificate



Floor Plan



Ground Floor



First Floor

For illustrative purposes
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