

Cliff Lea, 3 Cliff Parade

Penarth, Vale of Glamorgan, CF64 5BP



A unique and very special detached house situated on an extremely private plot close to the Cliff Walk in Penarth. This property is coming to the market for the first time since it was built in 1979 and offers spacious and versatile accommodation over two storeys and has excellent potential to change, extend and adapt to suit a number of requirements. The ground floor comprises a porch, hall, four reception rooms, kitchen, utility room and cloakroom. There are then four double bedrooms and three bathrooms on the first floor. The property further benefits from extensive off road parking, a double garage and very attractive and lovingly landscaped gardens. Sold with no onward chain. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£2,200,000

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Accommodation

Ground Floor

Porch 10' 7" x 9' 11" (3.22m x 3.03m)

Original wooden front door with side windows. Three double glazed windows into a courtyard area. Doors into the hall and garage. Recessed lights. Fitted carpet. Central heating radiator. Power points.

Hall 9' 3" max x 27' 1" max (2.82m max x 8.26m max)

A large, spacious hallway with gallery landing above. Accessed via wooden double glazed doors from the porch. Fitted carpet, central heating radiator, under-stairs cupboard and hall cupboard.

Living Room 15' 11" x 19' 6" into recess (4.85m x 5.95m into recess)

A large, light and airy main living room which can be open plan to the dining space. Fitted carpet. Recessed lighting. Central heating radiator. Feature fire grate with glazed doors. Power points and TV point. Aluminium double glazed sliding doors into the garden with a southerly aspect. Sliding doors to the dining room and with a pocket door into the garden room.

Dining Room 15' 11" x 11' 6" (4.85m x 3.5m)

Part of what could be a very large reception room but a room in its own right. Fitted carpet. Aluminium double glazed sliding doors into the garden. Recessed lights. Central heating radiator. Power points. Serving hatch into the kitchen.

Garden Room 15' 6" x 14' 5" max (4.73m x 4.39m max)

A very pleasant additional sitting room overlooking the garden with aluminium double glazed windows, sliding door and bi-fold doors onto the garden. Eight Velux windows. Tiled flooring. Central heating radiator. Power points and TV point.

Utility / Kitchenette 3' 11" x 6' 6" (1.19m x 1.97m)

Accessed from the garden room, this space has fitted kitchen units with work surface, integrated microwave, counter level fridge and a single bowl stainless steel sink. Power points. Aluminium double glazed window to the front. Recessed lights. Central heating radiator.

Kitchen / Diner 21' 2" x 11' 6" (6.45m x 3.5m)

A kitchen with dining space that opens out into the garden. Fitted kitchen comprising wall units and base units with laminate work surfaces including a peninsular unit. Integrated appliances including, electric oven, microwave (both Bosch), cooking hob with four gas rings and two electric zones (Neff), extractor hood (Bosch) two counter level fridges and a dishwasher. Twin bowl sink with drainer. Tiled floor and part tiled walls. Further fitted storage. Central heating radiator. Door into the utility room. Recessed lights. Coved ceiling.

Utility Room 13' 8" x 5' 6" (4.16m x 1.67m)

Tiled floor continued from the kitchen. Fitted wall and base units with laminate work surfaces, again to match the kitchen. Cupboard with gas boiler. Freestanding washing machine, dryer and freezer. Power points. Aluminium windows to two sides and a door into the garden. Coved ceiling. Recessed lights. Central heating radiator.

Study / Snug 16' 1" x 11' 5" (4.89m x 3.49m)

A dual aspect sitting room, currently used as a study but equally suitable as a TV room or play room. Central heating radiator. Fitted carpet. Aluminium double glazed window to the side and sliding doors into the garden. Recessed lights. Coved ceiling. Power points.

WC 5' 8" x 7' 7" (1.73m x 2.31m)

WC and sink. Aluminium double glazed window to the side. This room houses the electrical consumer unit and mains water stopcock.

First Floor

Landing

Fitted carpet to the stairs and landing with a very attractive gallery overlooking the hall and with aluminium double glazed windows to the front and side. Central heating radiator. Coved ceiling. Recessed lights. Power points. Doors to all bedrooms and bathroom with glazed panels above. Built-in airing cupboard with fitted shelving and hot water tank. Power points. Hatch to the loft space with ladder. The loft space is large, partly boarded, insulated and has electric light. This space could be converted for additional bedroom(s).

Bedroom 1 15' 6" x 14' 5" (4.73m x 4.39m)

A spacious master bedroom with en-suite shower and triple aspect having aluminium double glazed windows to three sides with some partial views of the Bristol Channel to the front across Cliff Parade. Fitted carpet. Coved ceiling. Recessed lights. Fitted wardrobe. Central heating radiator and power points.

En-Suite 6' 9" x 6' 1" (2.07m x 1.85m)

Suite comprising a corner shower cubicle with mixer shower, WC and wash hand basin with storage below. Vinyl floor. Part clad walls. Shaver point. Heated towel rail. Aluminium double glazed window. Built-in cupboard. Recessed lights and extractor fan.

Bedroom 2 16' 0" x 11' 5" (4.87m x 3.47m)

Double bedroom with aluminium double glazed window overlooking the garden. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points. Coved ceiling. Recessed lights.

Bedroom 3 10' 4" x 17' 5" into wardrobes (3.14m x 5.3m into wardrobes)

Double bedroom with en-suite shower room and sink, along with two aluminium double glazed windows overlooking the garden. Fitted carpet. Central heating radiator. Power points. Fitted wardrobes, dressing table and sink unit with drawer below. Coved ceiling. Recessed lights. Door to the en-suite. Two fitted reading lights.

En-Suite 3' 1" x 9' 0" (0.94m x 2.75m)

Vinyl tiled floor. Shower cubicle with mixer shower and a WC. Aluminium double glazed window to the side. Heated towel rail. Coved ceiling. Recessed lights and extractor fan.

Bedroom 4 13' 5" x 11' 6" (4.08m x 3.51m)

The fourth and final double bedroom, currently used as a home office. Aluminium double glazed window. Two built-in cupboards. Fitted carpet. Power points. Central heating radiator. Coved ceiling. Recessed lights.

Bathroom 5' 10" x 10' 11" (1.77m x 3.32m)

Fitted carpet. Suite comprising a paneled bath with mixer shower and glass screen, WC, bidet and a sink. Fitted storage. Recessed lights. Aluminium double glazed window to the side. Shaver point.

Outside

Front

Extensive off road parking accessed from the road through a set of wrought iron gates. Access to the property and the double garage. Open into the garden. Outside lights.

Garage 18' 8" x 18' 10" (5.7m x 5.74m)

Electric up and over garage door to the front and a door into the rear garden. Aluminium double glazed window to the rear. Fitted sink unit. Power points and electric light. Loft storage space. Fitted shelving.

Store 3' 9" x 8' 4" (1.14m x 2.53m)

Fitted shelving. Velux window. Electric light and power points.

Gardens

The property benefits from very attractively landscaped and private gardens to the rear and sides. There is a large lawn and mature flower beds to all sides - with most of the beds having an automatic sprinkler system. The garden has a southerly aspect which gets the sun all day and there are various pathways and seating areas throughout the garden. Mature trees include mature Wych elms along the road, then mulberry, holly,

silver birches, bramley apple, damson, Discovery apple, crab apple (with mistletoe), forsythia, quince, holly (with climbing rose) and arbutus. Large greenhouse with water and electricity (power points and lighting). Outside taps and lights. Access to the driveway and store room.

Additional Information

Tenure

The property is held on a freehold basis (WA111679).

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

2993 sq ft / 278.1m sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan





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