

117 Westbourne Road

Penarth, The Vale Of Glamorgan, CF64 5BR



A fully renovated, extended and reconfigured detached dormer bungalow, upgraded to a very high quality and offering impressive, versatile accommodation in a very popular location within easy reach of schools, town centre, seafront and many other amenities. The spacious ground floor comprises the entrance hall, living room, dining room and kitchen / diner all to the rear of the house along with a utility room, bathroom and two front facing bedrooms. On the first floor is the master suite with bedroom, dressing room and en-suite. There is also a well-proportioned landing with home working space. Outside, the property benefits from a front garage and excellent off road parking along with a private and enclosed rear garden with westerly aspect. Viewing is strongly advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£875,000

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Accommodation

Ground Floor

Hall 20' 3" approx x 11' 10" approx (6.18m approx x 3.61m approx)

A large, central entrance hall with high ceiling and gallery landing to the first floor. Large square, remote controlled Velux window and feature lighting. Two built-in cupboards and an under stair cupboard. Recessed lights. Solid wood flooring. Power points. Doors to the store, dining space, two bedrooms and bathroom.

Living Room 12' 2" x 19' 3" (3.72m x 5.87m)

Part of the open plan living / dining / kitchen space at the back of the house but with oak sliding doors that can separate it from the dining space. Fitted carpet. Aluminium floor to ceiling double glazed window to the side and sliding doors into the garden. Recessed lights. Tall central heating radiator. Recess for TV. Power points and TV point.

Dining 13' 0" x 19' 9" (3.97m x 6.03m)

Accessed from the hall and open to the living room and kitchen. Oak flooring with under floor heating. Recessed lights. Bespoke feature shelving to one wall. Recessed lights. Aluminium double glazed window overlooking the garden.

Kitchen 16' 5" x 18' 11" (5m x 5.77m)

Open from the dining area and with floor to ceiling windows and sliding doors that overlook and give access into the garden. Oak and tiled flooring - with under floor heating throughout. A fitted kitchen comprising full height larder cupboard, base units and central island with quartz work surfaces. Integrated Neff appliances including two electric ovens with warming drawers, a four zone induction hob, extractor hood, dishwasher and tall fridge. One and half bowl stainless steel countersunk sink with drainer. Feature pendant lighting and recessed lights. TV point. Door into the utility room.

Utility Room 11' 11" x 10' 3" (3.62m x 3.13m)

Tiled floor with under floor heating. Fitted wall units and base units with wooden work surfaces and end panels. Single bowl stainless steel sink with drainer. Plumbing for washing machine, dryer and space for a counter level fridge or freezer. Full height built-in cupboard with gas boiler and hot water cylinder. Extractor fan. Recessed lights. Wooden double glazed door into the garden and a door into the kitchen.

Store 12' 0" max x 17' 4" max (3.66m max x 5.28m max)

An excellent store area accessed from the driveway and entrance hall and giving access into the utility room. Tiled floor with under floor heating. Recessed lights. Power points. Fitted bike storage.

Bedroom 2 13' 8" x 12' 1" (4.17m x 3.68m)

Double bedroom to the front of the house. Aluminium double glazed window with fitted shutters. Power points. Recessed lighting. Fitted carpet. Central heating radiator.

Bedroom 3 13' 3" x 10' 9" (4.04m x 3.28m)

The second front facing ground floor double bedroom. Aluminium double glazed window with fitted shutters. Fitted carpet. Power points. Central heating radiator. Recessed lights.

Bathroom 10' 5" max x 9' 0" (3.18m max x 2.74m)

Tiled floor and part tiled walls. Electric under floor heating. Suite comprising a paneled bath, walk-in shower with overhead and handheld mixer shower fittings, a WC with hidden cistern and a basin with storage below and quartz top. Fitted mirror. Recessed lights. Heated towel rail. Aluminium double glazed window to the side. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Attractive glass balustrade and an area that is ideal for home working. Large square Velux window. Walk-in store cupboard that gives further access to eaves storage. Recessed lights. Power points. Door and high level window into the main bedroom.

Store 7' 5" x 7' 8" (2.26m x 2.33m)

A large walk-in store and airing cupboard. Oak flooring. Central heating. Fitted shelving. Door to eaves storage.

Bedroom 1 20' 3" x 15' 10" max (6.16m x 4.82m max)

A fantastic double bedroom with large window over the rear garden that has fitted shutters, and two high level windows, one to either side of the property. All windows are aluminium double glazed. Fitted carpet. Central heating radiator. Power points. Recessed lighting. Open to the dressing room and with a door into the en-suite.

Dressing Room 9' 1" x 6' 7" (2.77m x 2m)

Fitted carpet continued from the bedroom. Central heating. Power points. Aluminium double glazed window to the side. Fitted wardrobes with sliding doors. Recessed lights.

En-Suite 6' 8" x 9' 1" (2.04m x 2.78m)

Tiled floor and part tiled walls. Electric under floor heating. Suite comprising a large walk-in shower with overhead and handheld mixer shower fittings, a WC and a wash basin with storage below. Heated towel rail. Fitted mirror. Recessed lights. Extractor fan. Aluminium double glazed window to the side with opaque glass.

Outside

Front

Extensive off road parking for three to four cars, laid to tarmac. Partly covered area over the front door laid to granite sets and with outside lighting. Lawned garden with planting beds to one side. Gated access to the rear garden.

Rear Garden

An enclosed and very attractively landscaped rear garden with a sizeable patio laid to granite sets, off the kitchen / dining / living space at the back of the house and a lawned areas with planting beds to the rear. There is also a well-proportioned timber decked area, ideal for dining. Mature planting throughout. Outside lights and heater. Fixed seating and remote controlled awning in the patio area. Gated access to the front on one side. Outside power points. Outside tap. Timber shed.

Additional Information

Tenure

The property is held on a freehold basis (CYM573219).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3540.02 for the year 2025/26.

Approximate Gross Internal Area

2347 sq ft / 218.0 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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