

# 125 Stanwell Road

Penarth, Vale of Glamorgan, CF64 3LL



A very attractive, characterful Edwardian semi-detached house with excellent family living space spread over three floors and in an excellent location for schools and access to the town centre. The property comprises two main receptions along with a spacious kitchen / diner with pantry, two shower rooms and utility space on the ground floor. There are four bedrooms, a bathroom and a dressing room to the main bedroom on the first floor plus a bedroom, walk-in airing cupboard and a study / sixth bedroom on the top floor. The property benefits from good off-road parking from the front along with a well-proportioned rear garden that has a sunny westerly aspect, large deck, lawn and a garage with lane access. An excellent family home. EPC: E.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£990,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch**

A very characterful original porch with wooden front door, glazed panel inner door, tiled floor, part tiled walls, meter / storage cupboard and cornice.

#### **Hall**

Original tiled floor, stripped deep skirting boards, doors and staircase, original picture rails and cornice. Central heating radiator. Under stair storage area. Power point.

#### **Lounge** 16' 4" into doorway x 16' 9" into bay (4.98m into doorway x 5.1m into bay)

A lovely main reception with large uPVC double glazed square bay window to the front. Original deep skirting boards, picture rails and cornice. Wooden burning stove with decorative oak lintel above and a slate hearth. Power points and TV point. Central heating radiator. Door to the side into the utility space.

#### **Utility Space** 10' 2" x 12' 1" (3.11m x 3.69m)

Vinyl flooring. uPVC double glazed windows to the side and a door to the rear into the garden. Door to the front into a shower room. Fitted kitchen base units and laminate work surfaces. Single bowl stainless steel sink with drainer. Power points and a gas point for a cooker. Central heating radiator. This room could be used for a number of purposes and would make an excellent home office, or when combined with the lounge and shower room, an annex with its own external access via the decking and side gate.

#### **Shower Room** 10' 2" x 3' 3" (3.11m x 1m)

The first of two ground floor shower rooms. Shower cubicle with electric shower, a WC and sink. Two uPVC double glazed windows to the front. Vinyl floor.

#### **Sitting Room** 18' 11" into bay x 13' 11" into recess (5.77m into bay x 4.24m into recess)

A large second sitting room with impressive uPVC double glazed square bay window to the side that has a southerly aspect and brings in lots of light. Original fireplace with slate surround and hearth and a cast iron grate. Original deep skirting boards, picture rails and cornice. Power, phone and TV points. Central heating radiator with cover.

#### **Kitchen / Diner** 12' 1" x 28' 7" (3.68m x 8.7m)

A large family kitchen/ diner to the rear of the house, open to the utility space and with uPVC double glazed bifold doors to the side into the garden. Large pantry. Fitted kitchen comprising wall units and base units with white gloss doors and granite work surfaces and breakfast bar. Range cooker with two electric ovens and a five burner gas hob. Extractor hood. Integrated dishwasher and drawer fridge. Twin bowl sink with mixer tap. Separate thermostat controlled underfloor heating, covering the kitchen / diner, utility space and shower room. uPVC double glazed window to the side. Ample space for a sofa and a dining table and chairs. Door to the pantry.

#### **Pantry** 7' 11" x 7' 1" (2.41m x 2.15m)

A pantry with original quarry tiled floor and fitted dresser style drawers and shelves. uPVC double glazed window to the rear. Space for a tall fridge freezer. Underfloor heating system contained to the rear of the first cupboard. Power points.

#### **Utility Room** 10' 10" x 11' 11" (3.3m x 3.64m)

Wood effect laminate flooring continued from the kitchen. Fitted units to match the kitchen with white gloss doors and laminate work surfaces. Twin bowl sink with mixer tap. Recess for American style fridge freezer. Plumbing for washing machine and dryer. uPVC double glazed windows to the side and rear. Extractor fan. Power points. Doors to the store and shower room.

#### **Shower Room** 4' 4" x 6' 6" (1.31m x 1.97m)

Tiled floor. Suite comprising a corner shower cubicle with mixer shower, a WC and a sink. Heated towel rail. Recessed light. Extractor fan.

**Store 4' 4" x 6' 0" (1.31m x 1.83m)**

A very useful walk-in store room with uPVC door to the rear and fitted shelving.

**First Floor**

**Landing**

Fitted carpet to the stairs and landing, with the upper front level having the original wood floor and cornice along with a central heating radiator, hatch with ladder to the main loft space and a built-in linen cupboard.

**Bedroom 1 13' 10" x 16' 8" into bay (4.21m x 5.08m into bay)**

Double bedroom to the front and side house, with uPVC double glazed square bay window. Central heating radiator. Fitted carpet. Picture rails. Power points. Door to the dressing room.

**Dressing Room 6' 11" x 8' 10" (2.12m x 2.7m)**

A dressing room in a space that is also often converted to being an en-suite shower room. Timber floor. Doors to the landing and Bedroom 1. Fitted wardrobes. uPVC double glazed window to the front. Central heating radiator. Power points.

**Bedroom 2 19' 0" into bay x 14' 0" into recess (5.78m into bay x 4.26m into recess)**

A large double bedroom to uPVC double glazed square bay window to the side. Fitted carpet. Original picture rails, cornice and deep skirting boards. Power points. Central heating radiator.

**Bedroom 3 12' 1" x 12' 8" (3.68m x 3.86m)**

Double bedroom with a uPVC double glazed window to the rear. Fitted carpet. Central heating. Power points.

**Bedroom 4 8' 6" max x 10' 11" max (2.58m max x 3.32m max)**

Double bedroom with uPVC double glazed window to the side. Built-in cupboard. Fitted carpet. Central heating radiator. Power points.

**Bathroom 17' 5" max x 7' 5" max (5.3m max x 2.25m max)**

A spacious and stylish modern bathroom with a suite comprising a shower cubicle, bath with hand shower fitting, a WC and a twin bowl sink unit with drawers below. Heated towel rail. Fully tiled floor and walls. Two uPVC double glazed windows to the rear. Two fitted mirrors with lights above.

**Second Floor**

**Landing**

Fitted carpet to the stairs and landing. Original doors to the bedroom, study and walk-in airing cupboard. Power point. Velux window. Hatch to the rear loft space.

**Bedroom 5 12' 4" x 13' 0" (3.77m x 3.95m)**

A double bedroom to the rear of the house with original timber floor and a uPVC double glazed window to the rear overlooking the garden and with views across Penarth. Power points. Central heating radiator.

**Airing Cupboard 9' 1" x 6' 5" (2.77m x 1.96m)**

A large walk-in airing cupboard with painted timber flooring, a Velux window and fitted shelving. Gas boiler and hot water cylinder.

**Study 9' 6" max x 8' 10" max (2.89m max x 2.69m max)**

A study space with fitted carpet, Velux window to the side, central heating radiator and power points. This room could be used as a sixth bedroom.

Outside

Front

Off road parking to the front laid to hardstanding and stone chippings. Original red brick walls and iron gate. Tiled pathway to the front door and the covered external porch.

Rear Garden

An enclosed rear garden with a lovely, sunny westerly aspect. Large timber deck accessed from the kitchen and side utility space / annex with a covered area to the side. Paved pathway and lawn. Workshop / garage to the rear with lane access. Electric light and power points. Outside security lights and power points. Outside tap. Mature privacy hedging to the rear. Gated access to the front at the side. Original stone wall to one side.

Additional Information

Tenure

The property is held on a freehold basis (WA600980).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4248.02 for 2025/26.

Approximate Gross Internal Area

2650 sq ft / 246.2 sq m.

Utilities

The property is connected to mains gas, electricity, 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		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Floor Plan



For illustrative purposes  
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