

Crystal House, 1a Whitcliffe Drive

Penarth, Vale of Glamorgan, CF64 5RY



An architecturally designed, modern four storey property with versatile accommodation on every level, stunning sea views, lower ground floor double garage and a westerly garden. Sold with no onward chain, the property comprises a large living room, kitchen, dining area, utility room and cloakroom on the ground floor, three bedrooms and two bathrooms on the first floor and two further bedrooms and a WC above. There is a lower ground floor with the garage, gym / cinema room, wine cellar and WC. The property has sea fronting balconies on the ground and first floors and the location on the Cliff Walk is very convenient for access into Penarth town centre. Viewing is advised. EPC: C.

David Baker & Co.

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2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 5' 2" x 4' 10" (1.58m x 1.48m)

Hardwood front door with double glazed panel. Tiled floor. Central heating radiator. Built-in coat cupboard. Recessed lights. Phone point. Timber glazed panel door into the hall.

Entrance Hall

Fitted carpet. Timber glazed panel doors to the front and rear into the living room and kitchen respectively. Stairs to the first floor and lower ground floors. Recessed lights. Central heating radiator. Power points. Door to the WC.

Living Room 22' 2" x 19' 6" max (6.76m x 5.94m max)

An impressive living room with floor to ceiling hardwood double glazed windows and door that access the balcony and provide views across the Cliff Walk to the Bristol Channel. Fitted carpet throughout. Recessed lights. Three central heating radiators. Power points and TV point.

Kitchen 13' 5" x 9' 8" (4.1m x 2.94m)

Part of an open plan, split level kitchen / diner, this is a quality, modern fitted kitchen comprising wall units and base units with cream gloss doors, black granite work surfaces and a bespoke glass splashback. Integrated appliances including a Miele electric oven, grill, warming drawer, four zone induction hob and dishwasher, an Elica extractor hood, tall Neff fridge and a Liebherr fridge freezer. Single bowl countersunk stainless steel sink with drainer. Hardwood double glazed window to the side. Recessed lighting. Timber glazed panel door into the utility room and steps down to the dining area. Limestone floor with under floor heating.

Dining Room 22' 3" x 7' 9" (6.79m x 2.36m)

Limestone tiled floor continued from the kitchen, again with under floor heating. This is a great space that opens onto the garden and has room for dining and sitting areas. Hardwood double glazed windows and doors to the rear and a window to both sides - all with fitted blinds. Recessed lighting. Two central heating radiators. Power points and TV point.

Utility Room 8' 5" to doorway x 7' 0" (2.57m to doorway x 2.13m)

Fitted wall units, base units and tall cupboards to match the kitchen. Granite work surfaces. Single bowl stainless steel sink. Plumbing for washing machine and dryer. Power points. Recessed lighting. Hardwood double glazed door and windows to the side. Limestone floor with under floor heating.

WC 6' 5" x 3' 0" (1.95m x 0.91m)

Tiled floor and fully tiled walls. Hardwood double glazed window to the side. WC and sink with storage below. Recessed lights.

Lower Ground Floor

Hall

Solid wood flooring. Central heating radiator. Power points. Recessed lighting.

Cinema Room / Games Room / Gym 15' 3" x 14' 1" into recess (4.64m x 4.29m into recess)

A versatile additional reception room on the lower ground floor, ideal as a cinema room, games room and play room. Solid wood flooring. Recessed lighting. TV and data / phone points. Extractor fan. Central heating radiator. Power points. Door leading to wine store.

Wine Cellar 22' 5" x 8' 9" into doorway (6.83m x 2.67m into doorway)

Stone tiled floor. Recessed lighting. Central heating radiator. Power points.

Garage 22' 5" x 17' 9" max (6.83m x 5.4m max)

Electric up and over door. Parking for two cars. Free standing Belfast sink. Storage cupboard with gas boiler and hot water cylinder.

WC 6' 6" x 2' 7" (1.98m x 0.8m)

Suite comprising WC and a Corian wash hand basin with storage below. Solid wood flooring. Tiled walls. Recessed lights. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Recessed lights. Central heating radiator. Hardwood double glazed window to the side with opaque glass. Power points. Recessed lighting. Doors to three bedrooms and the main bathroom. Small under stair cupboard.

Bedroom 1 22' 4" x 16' 9" max (6.81m x 5.1m max)

An impressive master bedroom with extensive fitted wardrobes, dressing area, an en-suite shower room and a balcony that provides stunning views across the Bristol Channel. Hardwood double glazed door and windows out onto the balcony, all with fitted blinds. Fitted carpet. Recessed lighting. Two central heating radiators. Power points and TV point. Door to the en-suite.

En-Suite 10' 0" x 7' 2" (3.04m x 2.18m)

A spacious bathroom with a suite comprising a large walk-in shower with overhead and handheld mixer shower, WC and sink set into a Corian surface with storage below. Corian flooring with under floor heating. Hardwood double glazed window to the side with opaque glass. Heated towel rail. Recessed lights. Extractor fan. Fitted mirror.

Bedroom 2 11' 11" x 8' 6" max (3.63m x 2.58m max)

A bedroom to the rear of the house, most recently used as a TV snug and with a hardwood double glazed window to the rear overlooking the garden. Fitted carpet. Recessed lighting. Central heating radiator. Power points and TV point.

Bedroom 3 10' 0" x 9' 1" (3.04m x 2.78m)

Currently used as a dressing room with extensive fitted wardrobes, this would also work as a bedroom. Fitted carpet. Hardwood double glazed window to the rear. Central heating radiator. Power points. Recessed lighting.

Bathroom 9' 11" x 7' 1" max (3.03m x 2.17m max)

Tiled floor and fully tiled walls. Suite comprising a walk-in shower with glass screen, WC and sink with storage below. Wall mounted tall cupboard. Heated towel rail. Recessed lights. Extractor fan. Hardwood double glazed window to the side with opaque glass.

Second Floor

Landing

Fitted carpet to the stairs and landing. Velux window to the side. Large walk-in store cupboard and fitted cupboard and drawer unit. Doors to three fourth and fifth bedrooms as well as the WC. Recessed lights. Power points. Central heating radiator.

Landing

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Bedroom 4 11' 3" with restricted head height x 11' 9" (3.44m with restricted head height x 3.57m)

Double bedroom to the front of the house with excellent water views across the Bristol Channel. Hardwood double glazed windows with fitted blinds. Central heating radiator. Fitted low level cupboard. Fitted carpet. Power points and TV point. Recessed lighting.

Bedroom 5 / Home Office 11' 9" with restricted head height x 9' 11" (3.57m with restricted head height x 3.02m)

A well appointed home office with fitted desk, drawer and shelf units. Hardwood double glazed window to the rear with fitted shutters and a pleasant westerly outlook towards the golf course. Fitted carpet. Power points. TV and phone points. Central heating radiator. Recessed lights.

WC 3' 10" x 2' 9" (1.18m x 0.85m)

Tiled floor. WC and sink. Velux window to the side with a view towards Penarth Pier and St Augustines Church. Recessed light.

Outside

Front

Off road parking, laid to block paving and with gated access, that leads down to the lower ground floor double garage. Pathway to the front door.

Rear Garden

An enclosed westerly garden over two levels with a natural stone patio accessed from the house and a lower area laid to the same paving, stone chippings and with mature planting. Outside lights. Remote controlled awning across almost the full width of the rear section of the house. Water feature. Outside tap. Gated access to the front and driveway.

Additional Information

Tenure

The property is held on a freehold basis (CYM182137).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4956.02 for 2025/26.

Approximate Gross Internal Area

3231 sq ft / 300.2 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		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan















