

# 73 Westbourne Road

Penarth, The Vale Of Glamorgan, CF64 3HD



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A very attractive detached period property on a large plot with extensive parking and well-landscaped grounds to the front, side and rear. In a very popular part of Penarth, with convenient access to schools, seafront and the town centre, the property has been improved and maintained to an exceptionally high standard. It is full of original features, with accommodation that includes three reception rooms, a kitchen / dining / living space and cloakroom on the ground floor along with four spacious bedrooms, a bathroom and a laundry room above. The rear garden has areas of patio and lawn, with mature planting throughout and a very pleasant westerly aspect. Viewing is strongly recommended in order to be able to appreciate everything that this property has to offer. EPC: TBC.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £1,800,000

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## **Accommodation**

### **Ground Floor**

#### **Porch 4' 2" x 7' 7" (1.26m x 2.3m)**

Original wooden front door, stained glass windows to the side and the stained glass paneled inner door to the hall. Tiled floor. Central heating radiator. Coved ceiling.

#### **Entrance Hall 15' 7" x 11' 10" max (4.74m x 3.6m max)**

A very attractive entrance hall with feature original staircase to the first floor with curved handrail and galleried landing. Original skirting boards, dado rails, picture rails and cornice. Central heating radiator. Power points. Original doors to all three reception rooms, kitchen and WC. Built-in cupboard and fitted shelving.

#### **Sitting Room 13' 7" into recess x 20' 3" into bay (4.15m into recess x 6.18m into bay)**

The main reception room, with original wooden sash bay window to the front, with stained glass and fitted shutters. Original skirting boards, picture rails and ceiling work. Fitted carpet. Central heating radiator. Power points and TV point. Modern cast iron fireplace with stone surround and granite hearth.

#### **Dining Room 13' 7" x 14' 10" (4.15m x 4.52m)**

Four original wooden sash windows to the front, with fitted shutters. Original skirting boards, picture rails and ceiling work. Period style wooden fire surround with modern marble grate and hearth with a fitted gas fire. Power points. Central heating radiators.

#### **Living Room 13' 7" into recess x 14' 10" (4.15m into recess x 4.52m)**

This is a very light and versatile room that gives access to the kitchen / diner at the back of the house and house two original wooden sash windows to the side. Original timber floor. Original skirting boards, picture rails and ceiling work. Central heating radiators with covers. Power points.

#### **Kitchen / Diner 23' 11" max x 18' 4" max (7.29m max x 5.58m max)**

A magnificent family space, ideal for entertaining, at the rear of the property with uPVC double glazed windows overlooking the garden. Stylish fitted kitchen comprising tall larder cupboards, base units and a central island with shaker style doors and quartz work surfaces. Integrated appliances including electric oven, grill and microwave (all Bosch), a four zone induction hob with built-in extractor (Elica), fridge freezer (Neff) and dishwasher (Bosch). Single bowl countersunk composite sink with drainer. Three Velux windows. uPVC door and windows to one side into the garden and two original wooden sash windows to the other. Door to the rear lobby that gives access onto the driveway and into the garage. Recessed lights. Power points. Two period style central heating radiators.

#### **WC 7' 2" x 3' 6" (2.18m x 1.07m)**

Tiled floor. WC and sink with storage below. Original wooden sash window to the side with fitted shutters. Central heating radiator.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Original staircase with a very attractive curved handrail, original dado rails, skirting boards, cornice and picture rails. Feature original stained glass windows to the side. Original doors to each bedroom, the bathroom and the laundry. Power points. Central heating radiator.

#### **Bedroom 1 14' 4" x 16' 8" (4.36m x 5.09m)**

A large master bedroom with four original wooden sash windows to the front of the house - with fitted shutters. Original picture rails and skirting boards. Fitted carpet. Central heating radiator. Power points and TV point.

#### **Bedroom 2 14' 0" into recess x 16' 5" into bay (4.26m into recess x 5m into bay)**

The second double bedroom to the front of the house. Feature original wooden sash bay window, cornice, picture rails and skirting boards. Fitted carpet. Fitted shutters to the bay window. Central heating radiator. Power points.

**Bedroom 3** 14' 0" into recess x 11' 5" (4.26m into recess x 3.48m)

Double bedroom with two uPVC double glazed sash windows to the rear overlooking the garden. Original picture rails and skirting boards. Fitted carpet. Central heating radiator. Power points.

**Bedroom 4** 10' 4" x 9' 0" (3.15m x 2.75m)

Double bedroom with original wooden sash window to the side. Fitted carpet. Central heating radiator. Power points. Original picture rails and skirting boards.

**Bathroom** 10' 9" max x 11' 5" max (3.28m max x 3.48m max)

This is a very spacious family bathroom with suite comprising a bath with hand shower fitting, a walk-in shower with overhead and handheld mixer showers, the sink with storage below and a WC. uPVC double glazed sash window to the rear, with fitted shutters and an original wooden window to the side. Central heating radiator. Tiled floor and part timber clad walls. Coved ceiling. Recessed lights.

**Laundry** 6' 10" max x 11' 5" (2.08m max x 3.48m)

Tiled floor. uPVC double glazed sash window to the rear. Plumbing for washing machine and dryer. Wall mounted gas boiler. Power points.

**Outside**

**Front and Side**

Extensive off road park for a number of vehicles. Large lawn and mature planting. Access into the garage.

**Garage** 15' 3" x 22' 0" (4.65m x 6.7m)

A large garage with electric sectional door you the front, uPVC double glazed at the rear into the garden, a uPVC double glazed window unit and a door into the property at the side. Electric light and power points. Potential for loft style storage space.

**Rear Garden**

A truly wonderful rear garden with westerly aspect and very well manicured lawn and landscaped grounds. There is an extensive patio area to the south side of the property laid to sandstone paviours which gets the sun all day. This area is in dispersed with mature box hedging, mature planting and stone chippings. There is recently installed composite fencing with gated access to the front, and a timber shed. To the rear is the lawn with a number of mature trees and various seating areas including a section of patio laid to porcelain tiles. The garden has an outside tap, lights and there is access into the garage.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA357037).

**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**

2642 sq ft / 245.4 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













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