

38 Westbourne Road

Penarth, The Vale Of Glamorgan, CF64 3HF



A large, seven bedroom Victorian semi-detached house with off road parking, located on a very popular road close to Penarth town centre and within easy reach of local schools, Esplanade and train station. The living accommodation is full of original features and comprises a porch and entrance hall, two reception rooms, kitchen / diner, conservatory and ground floor extension with a utility room, wet room and sitting room / bedroom. There are four bedrooms, a bathroom and a WC on the first floor and a further three bedrooms above. The property has good off road parking to the front and a well-proportioned rear garden with patio, lawn, workshop, summer house and access onto Station Road. Viewing advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£865,000

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Accommodation

Ground Floor

Porch

A characterful porch and a very suitable entrance to the property, with original clay tiled floor, wooden front door, dado rails, picture rails, cornice and wooden glazed panel inner door and windows to the hall. Electric light. Meter cupboard.

Entrance Hall

Original timber flooring, deep skirting boards, staircase, dado rails, cornice and ceiling rose. Doors to both reception rooms as well as the kitchen and the WC. Power points. uPVC double glazed sash window to the side. Central heating radiator.

Living Room *16' 1" into recess x 17' 10" into bay (4.9m into recess x 5.44m into bay)*

The main reception room to the front of the house, with original features including picture rails with plate racks, dado rails, deep skirting boards and cornice. Period style cast iron gas fire with wooden surround and slate hearth. uPVC double glazed sash bay windows to the front. Fitted carpet. Power points.

Sitting Room *15' 0" into bay x 14' 2" (4.57m into bay x 4.32m)*

Fitted carpet. uPVC double glazed sash bay window to the side and a wooden glazed door to the rear into the conservatory. Door into the kitchen. Original picture rails with plate racks, dado rails, cornice and skirting boards. Period style cast iron gas fire with wooden surround and slate hearth. Central heating radiator. Power points and TV point.

Kitchen / Diner *14' 2" max x 28' 2" max (4.32m max x 8.58m max)*

An open plan kitchen with dining space that is in turn open to the conservatory and gives access to the utility room, wet room and snug / bedroom / office. Slate flooring throughout. Fitted kitchen comprising wall units and base units plus central island, all with in-frame shaker style cabinet doors and slate effect laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob and an extractor hood. Space for tall fridge freezer and an under counter fridge. One and a half bowl stainless steel sink with drainer. Recessed lights. Part tiled walls. Power. Central heating radiators. uPVC double glazed door into the garden.

Conservatory *11' 5" x 7' 10" (3.48m x 2.38m)*

Slate floor continued from the kitchen. Double glazed roof and windows overlooking the garden. Fitted wall lights. Power points. Central heating radiator.

Utility Room *7' 10" x 4' 7" (2.38m x 1.39m)*

Tiled floor. Fitted wall units and base units with a laminate work surface. Central heating radiator. Single bowl stainless steel sink with drainer. Velux window. Extractor fan. Power points. Plumbing for washing machine and dryer.

Wet Room *7' 10" x 6' 0" (2.38m x 1.82m)*

A ground floor wet room, adjacent to what could be a double bedroom if required. Tiled floor and part tiled walls. Electric shower, WC and pedestal sink. Central heating radiator. Velux window. Recessed lights and extractor fan. Fitted wall light and cabinet with mirrored doors.

Snug / Bedroom *10' 10" x 13' 1" (3.3m x 4m)*

A snug sitting room, kids playroom, home office or ground floor bedroom. Laminate floor. uPVC double glazed windows to the side and two Velux windows. Built-in cupboard. Central heating radiator. Power points and TV point. Three fitted wall lights.

WC *2' 11" x 5' 7" (0.88m x 1.7m)*

WC and sink.

First Floor

Landing

A very attractive original timber floor and dado rails. Doors to all first floor bedrooms, bathroom and the WC. The landing is split into two levels with a bedroom, bathroom and WC on the lower, rear level and three bedrooms on the upper, front level. Power point.

Bedroom 1 *15' 0" x 14' 4" (4.57m x 4.37m)*

Double bedroom with uPVC double glazed sash windows to the front. Fitted carpet. Two fitted recessed wardrobes. Central heating radiator. Power points. Original skirting boards and picture rails.

Bedroom 2 *13' 3" into recess x 14' 1" (4.04m into recess x 4.3m)*

Double bedroom with uPVC double glazed sash window to the rear overlooking the garden. Original picture rails and fireplace with cast iron grate and wooden surround. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 *9' 9" x 10' 8" (2.97m x 3.24m)*

Original painted timber floor. Original skirting boards and picture rails. uPVC double glazed sash window to the front. Coved ceiling. Central heating radiator. Power points.

Bedroom 4 *9' 7" into recess x 13' 0" max (2.91m into recess x 3.95m max)*

Double bedroom with uPVC double glazed sash window to the rear. Fitted carpet. Original fireplace with cast iron grate and wooden surround. Original built-in cupboard with fitted shelving.

Bathroom *7' 5" x 10' 0" (2.27m x 3.05m)*

Tiled floor and part timber clad and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen along with a pedestal sink. uPVC double glazed sash window to the rear. Built-in cupboard with gas combination boiler. Heated towel rail. Cabinet and electric light with shaver point.

WC *4' 5" x 4' 6" (1.35m x 1.38m)*

Vinyl flooring. WC. Central heating radiator. uPVC double glazed window.

Second Floor

Bedroom 5 *12' 7" into recess x 13' 3" (3.83m into recess x 4.04m)*

A double bedroom with uPVC double glazed sash window to the rear overlooking the garden. Painted original timber floor and cast iron fireplace. Central heating radiator. Power points.

Landing

A small landing with access into both top floor bedrooms. High level door into some loft storage space.

Bedroom 6 *13' 6" with limited head height x 22' 6" max (4.12m with limited head height x 6.85m max)*

Double bedroom with Velux windows to two sides. Eaves cupboards. Power points.

Bedroom 7 *12' 0" with limited height x 16' 6" max (3.66m with limited head height x 5.04m max)*

Another double bedroom, once again with Velux windows to two sides. Eaves storage. Power points and phone point.

Outside

Front

Off road parking to the front, laid to block paving.

Rear Garden

An enclosed rear garden with block paved patio and lawn. Gated access at the rear to Station Road. Large timber summer house (2.75m x 2.75m) with shed to the side. Outside workshop (1.17m x 2.43m) with Velux window, light and power points. Original stone wall to one side. Pond with water feature. Outside power points, light and tap. Wood store. Gated access to the front.

Additional Information

Tenure

The property is freehold (WA801983).

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

3127 sq ft / 290.5 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		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















