

78 Victoria Road

Penarth, Vale of Glamorgan, CF64 3HZ



A superb, detached period residence situated on a larger than average plot, which has undergone a considerable refurbishment in recent years. The property also benefits from a self-contained annex. The main property comprises three ground floor reception rooms as well as a very impressive kitchen / diner while there are then six bedrooms and four bathrooms on the upper floors. Extensive off road parking to the front and a sizeable, mature rear garden. Included in the renovations is a ground source heat pump, windows and insulation which has dramatically improved the energy efficiency of the house. Viewing is strongly advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£1,795,000

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Accommodation

Main House

Ground Floor

External Porch 5' 9" x 8' 1" (1.76m x 2.47m)

A well-sized, covered space to the front door of the main house. Electric light.

Lobby 5' 9" x 8' 1" (1.76m x 2.47m)

Tiled floor. Large walk-in coat cupboard which could provide access into the annex if required. Original timber doors that open into the entrance hall. Electric light. Central heating radiator.

Entrance Hall

A very attractive wood panelled entrance hall with original Arts and Crafts style staircase to the first floor. Original doors to the main living room and both reception rooms. Central heating radiator. Power points.

Snug 17' 1" x 16' 10" into bay (5.2m x 5.13m into bay)

Original timber floor and exposed stone bay to the side with uPVC double glazed window. Additional uPVC double glazed window. Original fire surround with a more modern fitted electric fire. Power points. Two period style central heating radiators.

Lounge 23' 8" into bay x 19' 4" into recess (7.22m into bay x 5.89m into recess)

Another wonderful reception rooms, again with dual aspect having the uPVC double glazed bay window to the rear that overlooks the garden as well as two uPVC double glazed windows to the side. This room has a lovely original wood floor and a large brick open fireplace with slate hearth and a wood burning stove. Three central heating radiators. Power points and TV points. Opening through to the games room.

Games Room 19' 11" x 20' 5" into recess (6.06m x 6.22m into recess)

The living area that forms part of the large family space to the rear of the house along with the kitchen / diner as well as giving access into the garden and utility room. Attractive original wood floor, panelled walls, plate racks and fireplace with tiled and wood surround - currently with no fire in-situ. Two central radiators. Power and TV points. Recessed lighting. Two low level built-in cupboards with bookshelves above. Open to the kitchen.

Kitchen 31' 6" x 23' 8" into bay (9.59m x 7.22m into bay)

A truly magnificent open plan kitchen / dining area that forms the heart of the house. Exposed stone uPVC double glazed bay window to the side and aluminium floor to ceiling sliding doors to the rear onto the stone terrace that overlooks the garden. uPVC double glazed windows on the other side as well as four Velux windows. This room has a mixture of feature pendant lighting and recessed lighting as well as a tiled floor throughout and part wood panelled walls to dado rail level. The fitted kitchen comprises a mixture of larder style cupboards, wall cupboards and base units with shaker style doors and quartz work surfaces with a marble effect. Alongside this, there is a large central island, with matching units and work surface. Rangemaster Professional range cooker with double oven, grill and five burner gas hob. Fitted extractor hood above. Other integrated appliances include two dishwashers, a tall fridge and a counter level fridge. Ceramic twin bowl sink with drainer.

Laundry / Plant Room 11' 5" x 9' 9" (3.48m x 2.96m)

Accessed from the games room, and with a door to the shower room / WC. This is a utility room with plumbing for a washing machine and dryer. High vaulted ceiling. uPVC double glazed windows to the front and side. The plant equipment for the central heating system is located in this room, including the boiler and ground source heat pump and two water cylinders. An excellent clothes drying space due to the heat and light that it provides.

Shower Room 4' 1" x 5' 2" (1.25m x 1.57m)

Tiled floor and part tiled walls. Shower cubicle with mixer shower, sink and WC. There is a uPVC double glazed window to the rear.

First Floor

Landing

An impressive, wide and spacious gallery landing with original Arts and Crafts style balustrade. Sitting area with a large uPVC double glazed window to the front. Fitted carpet. Original picture rails. Two central heating radiators. Doors to four bedrooms and the bathroom along with the stairs to the second floor.

Bedroom 1 *20' 2" x 20' 2" into recess (6.14m x 6.14m into recess)*

This is a very spacious double bedroom to the rear of the property, with a uPVC double glazed window overlooking the garden. Fitted carpet. Original picture rails, period fireplace with cast iron grate, brass and wood surround and a granite hearth. Two central heating radiators. Power and data points. Two fitted wall lights. Doors to en-suite and dressing room.

En-Suite *10' 3" x 12' 2" into recess (3.13m x 3.72m into recess)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with an overhead mixer shower, freestanding bath with a mixer tap and hand shower, a WC and a sink with storage below. Shaver point. Fitted wall light. Recessed lights. uPVC double glazed window to the side. Central heating radiator and a radiator with a towel rail. Shaver point.

Dressing Room *10' 3" x 5' 9" (3.12m x 1.76m)*

A well-sized dressing room with extensive fitted clothes rails to both sides. Electric light.

Bedroom 2 *16' 2" maximum x 19' 0" maximum (4.92m maximum x 5.79m maximum)*

Another double bedroom with en-suite bathroom, this time to the front of the house. Fitted carpet. uPVC double glazed window to two sides. Two central heating radiators. Eaves storage cupboard. Power and data points. Door to the en-suite.

En-Suite 2 *7' 4" x 8' 9" (2.24m x 2.66m)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, a sink with storage below and a WC. Two uPVC double glazed windows to the side. Recessed lights. Central heating radiator with towel rail. Shaver point.

Bedroom 3 *17' 0" x 16' 1" into bay (5.18m x 4.91m into bay)*

Double bedroom to the side with a very attractive exposed original stone curved bay with uPVC double glazed windows. Additional high level uPVC double glazed window to the front. Fitted carpet. Two period style central heating radiators. Power points.

Bedroom 4 *20' 2" maximum x 18' 5" into recess (6.14m maximum x 5.61m into recess)*

Double bedroom, again with dual having having uPVC double glazed windows to two sides - the side and the rear - with the back window giving lovely views over the garden and brings in lots of natural light. Two central heating radiators. Power points and data point. Fitted carpet. Large walk-in wardrobe.

Bathroom *11' 7" into recess x 12' 10" (3.52m into recess x 3.9m)*

Tiled walls and part tiled floor. Period style fireplace with cast iron grate, wood surround and a slate hearth. Suite comprising a freestanding bath with hand shower fitting, shower cubicle with twin head mixer shower, a WC and a twin bowl wash stand style sink with storage below. Two fitted wall lights. Recessed lights. Extractor fan. Central heating radiator and a radiator with a towel rail. uPVC double glazed window to the side.

Second Floor

Landing

Fitted carpet to the stairs and landing, with a door at the top of the stairs. Doors to all rooms on this floor including three bedrooms, bathroom and den. Any of these rooms are ideal as a home office or additional living space.

Bedroom 5 17' 5" max x 10' 10" (5.32m max x 3.3m)

A very pleasant dual aspect bedroom, with uPVC double glazed windows to two sides that give excellent southerly views across Penarth to the Bristol Channel. Fitted carpet. Period style central heating radiator. Eaves cupboard to the rear. Power points.

Bedroom 7 / Bunk Room 9' 11" x 7' 7" (3.03m x 2.31m)

A single bedroom with Velux window to the rear. Fitted carpet. Hatch to some loft space. Recessed light. Central heating radiator. Power points.

Bedroom 6 / Office 15' 1" x 12' 3" (4.59m x 3.74m)

A double bedroom to the other side of the house with a Velux window to the rear and a uPVC double glazed window to the side. Fitted carpet. Power, data and TV points. Door to the large loft space.

Bathroom 10' 0" x 6' 3" (3.05m x 1.91m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink. Velux window to the rear. Shaver point. Recessed lights. Central heating radiator with heated towel rail.

Den / Store 9' 9" x 6' 2" with restricted head height (2.96m x 1.88m with restricted head height)

Fitted carpet. Velux window. Power points. Electric light.

Annex

The property benefits from a ground floor, two bedroom annex to the front.

Kitchen 16' 5" x 9' 10" (5m x 3m)

uPVC front door that opens straight into the kitchen. Tiled floor. Fitted kitchen comprising a mixture of wall units and base units with shaker style doors and laminate work surfaces. Integrated electric oven, four zone induction hob, extractor hood, microwave and dishwasher. Recess for a fridge freezer. Single bowl ceramic sink with drainer. Recessed lights. uPVC double glazed windows onto the garden area for the annex. The kitchen gives access to the bathroom and utility on one side along with the living space on the other.

Living Room 11' 9" into doorway x 12' 3" (3.58m into doorway x 3.74m)

Fitted carpet. Period fireplace with wooden surround and marble hearth. uPVC double glazed windows to the annex garden area. Power points and TV points. Door through to an inner hall which gives access to both annex bedrooms.

Bedroom 1 16' 6" x 10' 0" (5.03m x 3.05m)

Double bedroom with two uPVC double glazed windows to the front. Fitted carpet. Period fireplace with gas fire, cast iron grate, wooden surround and granite hearth. Central heating radiator. Power points. Door to the en-suite.

En-Suite 9' 11" x 6' 4" (3.01m x 1.93m)

Original black and white tiled floor. Suite comprising a shower cubicle, WC and sink. uPVC double glazed windows to two sides, both with fitted blinds. Shaver point. Recessed lights.

Bedroom 2 10' 1" x 14' 7" (3.08m x 4.44m)

The second double bedroom within the annex. Fitted carpet. Two uPVC double glazed windows, both with fitted roller blinds. Central heating radiator. Power points and TV point.

Bathroom 8' 9" x 6' 2" (2.67m x 1.89m)

Tiled floor continued from the kitchen. Suite comprising a bath with mixer shower and glass screen, a WC and a sink with storage below. Shaver point. Recessed lights. Extractor fan.

Store / Utility Room 5' 4" x 7' 3" (1.62m x 2.2m)

Plumbing for a washing machine and dryer. uPVC double glazed windows to two sides. Power points.

Annex Garden

The Annex has a small, private garden, laid to slate chippings and with the original stone wall to one side. There is also a driveway that has its own gate. This parking and garden space can be completely self contained if required.

Outside

Front and Side

An extensive off road parking area that also provides access to the rear garden and annex. Laid to stone chippings and with a significant area of wildflowers to the side, through which you can walk through to the rear garden. There are two gates from the road, which allows in and out style access, as well as a gate to the rear.

Rear Garden

A large, mature and very private rear garden with a south easterly aspect. Natural stone paved terraces from both the kitchen and games room, with steps down to the lawn. These terraces have ample space for entertaining and taking in the best views of the garden. The main lawn is of excellent proportions and is bordered by original stone walls to both sides as well as the mature trees and plants. There is also a large area to the rear of the garden which could be developed into the main space but is absolutely ideal for storage and has a sizeable shed. There is wide side access to the front.

Additional Information

Tenure

The property is freehold (WA677079).

Council Tax Band

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

Notes

We have been informed by the vendors that the ground source heat pump generates Domestic Renewable Heat Incentive (RHI) payments of over £6000 per year, tax free, which will be in place for the next 15 years.

Approximate Gross Internal Area

5820 sq ft / 540.7 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan





















