



3 Lower Cwrt-Y-Vil Road  
Penarth, Vale of Glamorgan, CF64 3HQ

Watts  
& Morgan



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**£1,895,000 Freehold**

7 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A rare opportunity to purchase a spectacular, detached Edwardian Villa in one of Penarth's most desirable addresses. Found within a short walk from Penarth town centre and in catchment to Evenlode & Stanwell Schools. Retaining many original features alongside its contemporary finishes, this period property briefly comprises porch, entrance hallway, living room, sitting room, dining room, kitchen/breakfast room, utility room, downstairs cloakroom. First floor landing, two spacious double bedrooms with en-suites, third double bedroom and a family bathroom. Second floor landing and four further spacious and versatile double bedrooms. Externally the property benefits from an electric gated block paved driveway, and a private enclosed landscaped rear garden. The property benefits from a rear lane access leading to a large detached garage providing further off-road parking. EPC rating 'TBC'.

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### Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.3 miles

M4 Motorway – 10.4 miles

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## Summary of Accommodation

### Ground Floor

Entered via a solid wooden door with a stained glass panel above into a spacious porch benefiting from original quarry tiled flooring, decorative Wainscot wall panelling and two stained glass wooden sash windows to the rear/side elevations. A second glazed wooden door with glazed side panels leads into the welcoming hallway benefiting from original quarry tiled flooring, a decorative arch, picture rails, decorative mouldings, a recessed storage cupboard, an understairs storage cupboard and an original Edwardian staircase and balustrade leading to the first floor.

The sitting room benefits from carpeted flooring, a central feature cast iron gas fireplace with a marble surround and a slate hearth, picture rails, decorative mouldings, two ceiling roses, a single glazed wooden door providing access to the side elevation and three large uPVC double glazed windows to the rear elevation overlooking the garden.

The dining room benefits from exposed wooden floorboards, a central feature cast iron gas fireplace with a granite hearth, picture rails, decorative mouldings, a ceiling rose and a single glazed with secondary glazing wooden box bay window with stained glass panels to the front elevation.

The living room benefits from solid wood flooring, picture rails, decorative mouldings, a ceiling rose, a central feature gas fireplace with a granite hearth and a box bay window with five single glazed wooden sash windows to the front elevation.

The kitchen/breakfast room is the focal point of the home and showcases a range of wall, base and tower units with granite work surfaces. Integral 'Bosch' appliances to remain include; an electric oven, a fridge/freezer, a dishwasher and a 'Stoves' 7-ring gas cooker with an extractor fan over. The kitchen/breakfast room further benefits from Italian ceramic tiled flooring, recessed ceiling spotlights, matching granite upstands, partially tiled splashbacks, a ceramic sink with a mixer tap over, a uPVC double glazed window to the side elevation, two double glazed remote controlled electric roof lights and a set of composite double glazed bi-folding doors providing access to the rear garden.

The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of Italian ceramic tiled flooring, partially tiled splashbacks, a bowl and a half stainless steel sink with a mixer tap over, a partially obscured glazed uPVC door to the front elevation, a uPVC double glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from Italian ceramic tiled flooring, decorative Wainscot wall panelling, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan, an obscure single glazed wooden sash window and an obscure uPVC double glazed window.



## First Floor

The first floor landing benefits from carpeted flooring, a stained glass single glazed wooden sash window to the side elevation, two recessed storage cupboards one of which houses the wall mounted 'Worcester' boiler and the hot water cylinder the second is a walk-in airing cupboard, picture rails, decorative mouldings and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a central feature cast iron fireplace, picture rails, decorative mouldings and a uPVC double glazed feature box bay window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from Italian ceramic tiled flooring, polished porcelain tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted Winter/Summer chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

Bedroom two is a double bedroom and benefits from carpeted flooring, decorative mouldings and two single glazed wooden sash windows to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted Winter/Summer chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

Bedroom three is another spacious double bedroom benefiting from carpeted flooring, a central feature wooden fireplace surround, picture rails, decorative mouldings, a wooden door providing access to the balcony and four single glazed wooden sash windows to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a stand-alone roll top bath with a hand-held shower attachment, a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a feature floor mounted towel radiator, an obscure single glazed wooden sash window and an obscure uPVC double glazed window to the side elevation.





## Second Floor

The second floor landing enjoys carpeted flooring, picture rails and a stained glass single glazed wooden sash window to the side elevation.

Bedroom four is spacious double bedroom enjoying carpeted flooring, a central feature cast iron fireplace and three single glazed wooden sash windows onto a Juliette balcony to the front elevation enjoying elevated views over the Bristol Channel and Flatholm Island.

Bedroom five is a double bedroom and benefits from carpeted flooring, a central feature cast iron fireplace and three single glazed wooden sash windows to the front elevation and enjoying yet more elevated views.

Bedroom six (currently used as a sitting room) benefits from carpeted flooring, a recessed storage cupboard, a hatch providing access to eaves storage and two single glazed wooden sash windows to the side elevation.

Bedroom seven is a further double bedroom enjoying carpeted flooring, a recessed storage cupboard, a loft hatch providing access to the loft space and two single glazed wooden sash windows to the side elevation.

## Garden & Grounds

3 Lower Cwrt-Y-Vil is approached off the road via electric gates onto a blocked paved driveway providing off-road parking for several vehicles. The front garden is predominantly laid with chippings with a variety of mature shrubs and borders. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a sizeable vegetable garden, an automatic electric awning, two outside taps and multiple electrical points. Located to the rear of the garden and accessed via a rear lane is an original Edwardian coach house with an electric up and over door providing off-road parking for several vehicles and ample space for storage. The garage further benefits from full electrical services, an outside tap with a butler sink, two obscure uPVC double glazed windows, a Velux roof light and a stainless steel stable door.

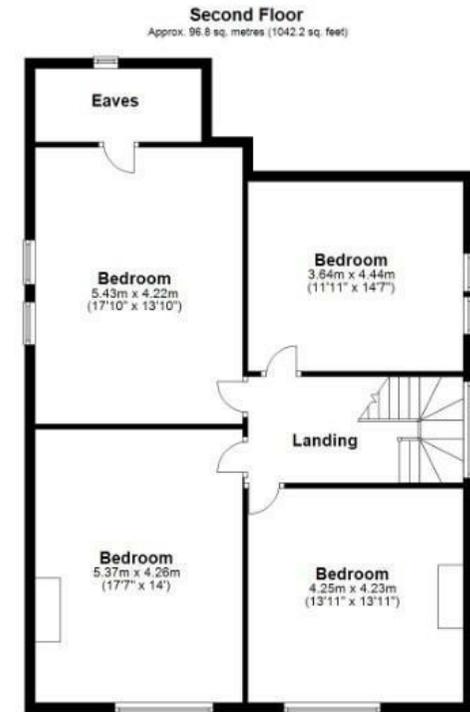
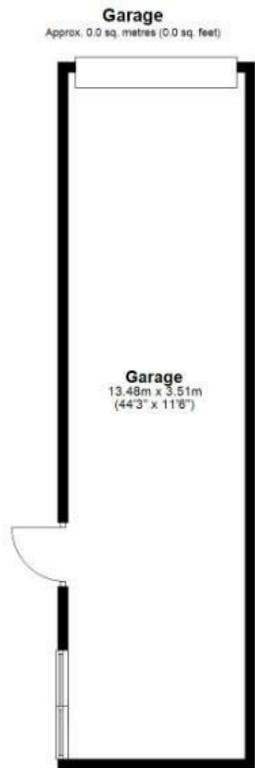
## Additional Information

Freehold.

All mains services connected.

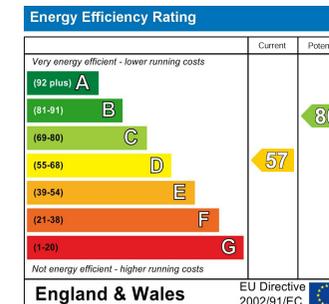
Council tax band 'I'.





Total area: approx. 337.9 sq. metres (3637.6 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using PlanUp.



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