



**38 Stanwell Road,  
Penarth, CF64 2EY**





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£899,950 Freehold

**5 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to present to the market this very well-presented Victorian family home located in the heart of Penarth Town Centre. Offering flexible accommodation throughout with five bedrooms. The property has been fully renovated and extended by the current owners comprising; entrance porch, hallway, cloakroom/WC, generous lounge, utility, boot room, impressive open plan kitchen/living room with bi-folding doors to the garden. First floor with three double bedrooms, a single bedroom and a luxurious 4-piece bathroom. Second floor with another double bedroom, a home office and a contemporary shower room. A beautifully landscaped rear garden and driveway parking to the front. Catchment for Victoria and Stanwell Schooling. Viewing recommended to appreciate the high specification throughout. EPC Rating; 'C'.

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- Penarth Town Centre 0.2 miles
  - Cardiff City Centre 4.7 miles
  - M4 (J33) 10.0 miles
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## Summary of Accommodation

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### GROUND FLOOR

Double hardwood doors leads into the spacious entrance porch with space for cloaks and shoes, coir carpet and two sash windows.

A period entrance doorway opens through into the welcoming hallway with carpeted staircase leading up to the first floor with understairs storage cupboard; offering wood flooring and leads into a 2-piece cloakroom/WC.

To the front of the property lies the main reception room, previously two rooms opened to provide one large 'L-shaped' family living space. Offering a dual aspect and benefiting from plenty of natural light with large triple sash uPVC windows to the front aspect enjoying views over Penarth Methodist Church, additional side sash window and uPVC French doors lead onto the rear garden. This beautiful reception room offers two traditional fireplaces, both with cast iron surrounds and tiled hearths.

To the end of the hallway is a utility room fitted with wall and base units with butchers-block work surfaces, sink unit and plumbing for appliances.

Adjacent to the utility is a boot room with built-in shoe storage, one cupboard housing the 'Worcester' gas combi boiler and a composite door provides side access to the gardens.

An oak glazed door opens into the superb open plan kitchen/dining/living room which is a fantastic addition to the property, and is the heart of this family home. Another light filled room with triple aluminium bi-folding doors leading onto the rear south-facing patio, additional picture window, two Velux and side windows. This high specification kitchen has been fitted with a range of sleek wall and base units with quartz work surfaces and co-ordinating central island with waterfall edges and breakfast bar area. A range of integral 'Bosch' appliances to include; larder fridge and separate freezer, 5-ring induction hob, dual oven and dishwasher. The kitchen features an impressive pantry cupboard with power supply for hidden appliances and the island houses the dual sunken 'Franke' sinks and pull-out recycling bin. This open-plan living space has been fitted with large porcelain floor tiles with underfloor heating, and offers additional fitted storage and desk area for home working.

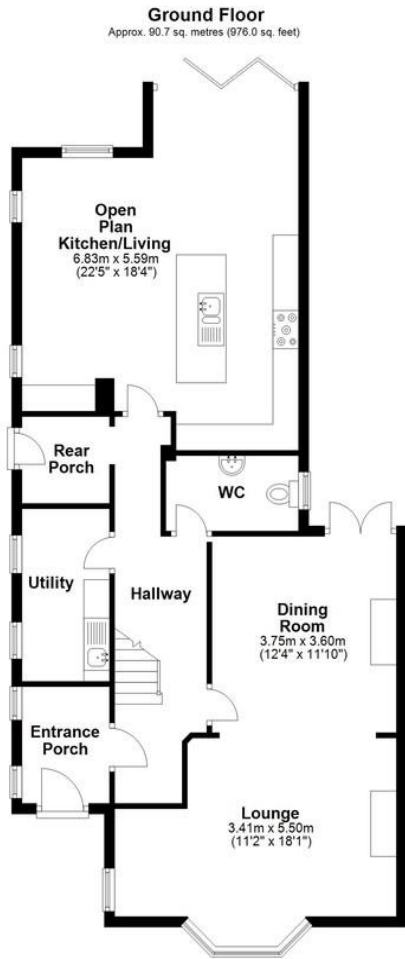
### FIRST FLOOR

The first floor landing offers an original sash window with stained glass insert and leads into three impressive double bedrooms, a single bedroom (currently utilised as a home office) and family bathroom.

The largest bedroom is located to the front of the property with lovely views over Penarth Methodist Church, carpeted flooring and provides ample space for freestanding wardrobes.

The family bathroom has been fitted with a luxurious 4-piece suite comprising; a walk-in shower with glass screen and dual shower, double-ended bath with freestanding chrome tap and hand-held shower, wall-mounted wash hand basin and WC. With quartz sills, uPVC sash windows and porcelain tiled flooring.





Total area: approx. 196.4 sq. metres (2113.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SECOND FLOOR

The second floor landing benefits from two Velux windows and leads into another double bedroom, home office and shower room.

The shower room has been fitted with a contemporary 3-piece suite to include; a walk-in shower with dual shower over, a wash hand basin set on a wide vanity unit with storage and WC. Enjoying a heated towel rail and porcelain floor tiles.

## GARDENS AND GROUNDS

38 Stanwell Road is approached onto a block paved driveway providing private parking with bike storage area, and a footpath to the front door.

The front garden enjoys a variety of mature shrubs borders and tall hedgerow fronting the Methodist Church, with access provided to the side of the property.

To the rear of this family home lies a south-facing, beautifully landscaped garden with large sandstone patio area - ideal for al-fresco dining. The rest of the garden is laid to lawn enclosed by traditional stone wall and presents raised colourful planted borders. To the bottom of the garden is gated access provided onto the rear lane.

## ADDITIONAL INFORMATION

All mains services connected. Gas-fired combi boiler with additional water tank and under-floor heating to kitchen/dining room. Freehold.

Council Tax Band: G.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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