



100 Stanwell Road
Penarth, Vale of Glamorgan, CF64 3LP

Watts
& Morgan



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£899,950 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A beautifully presented, five bedroom three storey mid-terraced Victorian family home, retaining many original features. Located in one of Penarth's most desired streets and in catchment for Victoria and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises: porch, entrance hallway, box bay fronted living room, a sitting room with access to a winter garden room, downstairs shower room and spectacular open plan, architecturally designed kitchen/dining/living room. First floor landing, three spacious double bedrooms, family bathroom and a WC. Second floor landing, further spacious double bedroom, spacious single bedroom and a shower room. Externally the property benefits from landscaped front and south facing rear garden with rear lane access. EPC rating 'D'.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 9.9 miles

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GROUND FLOOR

Entered via an original stained glass wooden door into a porch enjoying original quarry tile flooring, dado rails, decorative cornice work detail and ceiling panelling. A second stained glass wooden door with stained glass side panels leads into a welcoming hallway benefiting from original exposed wooden flooring, ceiling panelling, dado rails, picture rails, a stained glass privacy screen, a ceiling rose and a carpeted staircase with original wooden banister leading to the first floor with an under-stairs storage cupboard.

The box bay fronted living room benefits from exposed original floorboards, a central feature gas fireplace with a wooden surround and a tiled hearth, picture rails, decorative cornice work detail, an original door moulding, ceiling panelling, a ceiling rose and four single glazed wooden sash windows with stained glass panels above to the front elevation.

The sitting room enjoys exposed original floorboards, a central feature open fireplace with a wooden surround and a slate hearth, plate rails, decorative cornice work detail, a ceiling rose and a single glazed wooden door with single glazed side panels providing access to the winter garden room which enjoys original quarry tiled flooring, stained glass panels, a glass roof and a single glazed wooden door providing access to the rear garden.

The shower room serving the downstairs accommodation has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The shower room further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator and an obscure single glazed wooden window to the side elevation.

The spectacular, architecturally designed open plan kitchen/dining/living room is the heart of the home and enjoys bamboo flooring, recessed ceiling spotlights, a feature fireplace with a slate hearth, a recessed cupboard housing the wall mounted 'Worcester' combi boiler, a log burner, a bay with two uPVC double glazed sash windows and a double glazed wooden door providing access to the side elevation, three aluminium double glazed windows to the side elevation, four large roof lights, a feature skylight and a set of aluminium double glazed French doors with a glazed side panel providing access to the rear garden. The kitchen showcases a range of tower and base units with Silestone work surfaces. Integral appliances to remain include; 'Bosch' electric double ovens, a 'Bosch' electric combination microwave, a 'Lamona' wine cooler, a 'Lamona' dishwasher, a 'Zanussi' washing machine, a 'Lamona' tumble dryer and a 5-ring gas hob with a feature extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, an under-mounted bowl and a half 'Corian' sink with a mixer tap over and a central feature island unit with a Silestone work surface and a breakfast bar overhang at each end.

First Floor

The split level first floor landing benefits from carpeted flooring, dado rails, picture rails, decorative cornice work detail, ceiling panelling and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom enjoying exposed original wooden flooring, picture rails, decorative cornice work detail, a range of recessed wardrobes and a box bay with four uPVC double glazed sash windows to the front elevation.





Total area: approx. 212.7 sq. metres (2289.5 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanIt.
100 Stanwell Road, Penarth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedroom two is a spacious double bedroom benefiting from original exposed wooden flooring, a central feature fireplace with a wooden surround and a tiled hearth, picture rails, decorative cornice work detail and a uPVC double glazed sash window to the rear elevation.

Bedroom three is another double bedroom and enjoys carpeted flooring, picture rails, decorative cornice work detail, a central feature fireplace with a wooden surround, a pedestal wash-hand basin and a uPVC double glazed sash window to the rear elevation.

The cloakroom has been fitted with a WC and enjoys tiled flooring and an original stained glass single glazed sash window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic hand-held shower attachment, a corner shower cubicle with a thermostatic shower over and a wash-hand basin set within a vanity unit. The bathroom further benefits from tiled flooring, partially tiled walls, decorative cornice work detail and a single glazed wooden sash window to the front elevation.

Second Floor

The split level second floor landing enjoys carpeted flooring, dado rails, original decorative wood detailing, a large hatch door providing access to an extensive storage room and uPVC double glazed windows to the rear elevation.

Bedroom four is a spacious double bedroom and benefits from carpeted flooring, a loft hatch providing access to loft space and a uPVC double glazed sash window with double glazed side panels to the front elevation and enjoying elevated panoramic views over Penarth and beyond.

Bedroom five, currently used as a home office, enjoys carpeted flooring and a single glazed wooden sash windows to the front elevation and further benefiting from elevated views.

The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The shower room further benefits from tiled flooring, a recessed storage cupboard, tiled walls, a wall mounted chrome towel radiator and a roof light.

Gardens & Grounds

100 Stanwell Road is approached off the street onto a front garden enjoying a variety of mature shrubs, borders and trees. A block paved path provides access to the property.

The private and enclosed South facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area and a decked area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a wooden pedestrian gate providing access to the rear lane and a roller shutter door providing possible vehicle access.

Additional Information

Freehold.
All mains services connected.
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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