



25 Victoria Road
Penarth, Vale of Glamorgan, CF64 3HX

Watts
& Morgan



25 Victoria Road

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£1,250,000 Freehold

7 Bedrooms | 3 Bathrooms | 5 Reception Rooms

A beautifully presented and imposing, Grade II listed, seven bedroom semi-detached Victorian family home located in one of Penarth's most sought after addresses. Restored and refurbished by its current owners to a high standard and retaining many original features. In catchment for Evenlode and Stanwell Schools. The spacious accommodation over three floors briefly comprises; entrance vestibule, spectacular hallway, drawing room, living room, garden room, study, kitchen/dining room, utility room and downstairs cloakroom. First floor landing, spacious primary bedroom with ensuite, two further double bedrooms, spacious single bedroom and a family bathroom. Second floor landing, three further double bedrooms and a bathroom. Externally the property benefits from an 'in and out' driveway providing off-road parking for several vehicles and beautifully landscaped side and rear gardens. EPC rating 'n/a'.



Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 10.0 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed wooden door into an entrance porch enjoying original quarry tile flooring, a loft hatch providing access to loft space and five obscure single glazed wooden windows to the front elevation. A second partially glazed wooden door leads into a spectacular entrance hallway benefiting from solid wood flooring, decorative ceiling panelling, a decorative arch, cornice detail work, a central feature log burner with a wooden surround, a wall mounted alarm panel and a feature wooden staircase with original features and carpet runner leading to the first floor, under-stair wine storage and a feature stained glass single glazed wooden window to the front elevation.

The lounge benefits from carpeted flooring, feature dado and picture rails, original cornice work detail, a ceiling rose, a feature gas fireplace with a wooden surround and a granite hearth and a single glazed wooden sash window with stained glass panels above to the side elevation.

The sitting room enjoys continuation of solid wood flooring, feature picture rails, a decorative arch, decorative ceiling panelling, an open fireplace with a wooden surround and a tiled hearth and a spectacular stained glass wall with bi-folding doors providing access to the orangery.

The garden room benefits from quarry tile flooring with underfloor heating and a box bay with wooden double glazed windows and a set of double glazed French doors providing access to the rear garden.

The kitchen/dining room benefits from tile flooring, recessed ceiling spotlights, decorative cornice detailing, a loft hatch providing access to loft space and the boiler, a wall mounted alarm panel, two double glazed wooden sash windows to the front elevation, a double glazed wooden sash window to the side elevation, a wooden door providing access to the rear garden and a set of double glazed wooden French doors providing access to the patio. The bespoke hand-made kitchen showcases a range of wall and base units with granite work surfaces. Integral appliances to remain include; a gas 'Aga' cooker and a 'Neff' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, a double bowl 'Belfast' sink with a mixer tap over, a central feature island unit with wooden work surfaces and a set of double glazed wooden French doors providing access to the patio.

The utility room enjoys continuation of tile flooring with space and plumbing provided for freestanding white goods. The utility room further benefits from a large 'Belfast' sink, recessed ceiling spotlights, a recessed storage cupboard housing the hot water cylinder and two single glazed wooden sash windows to the front elevation.



The study is a versatile space enjoying carpeted flooring, feature picture rails, decorative cornice work detail, a ceiling rose, a central feature open fireplace with a wooden surround and a single glazed wooden sash window with stained glass panels above to the side elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from continuation of solid wood flooring, recessed ceiling spotlights, partially tiled splashback, an extractor fan and a feature floor mounted towel radiator.

FIRST FLOOR

The spacious split level first floor landing enjoys carpeted flooring, decorative cornice detailing, a loft hatch providing access to loft space, four single glazed wooden sash windows to the side/rear elevations and a wooden staircase with a carpet runner leading to the second floor.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, feature picture rails, cornice work detailing and a bay window with single glazed sash windows and stained glass panels above to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from vinyl flooring, partially tiled walls, recessed ceiling spotlights an extractor fan and an obscure single glazed wooden window to the side elevation.

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, picture rails, decorative cornice detailing and a single glazed wooden sash window with stained glass panels above to the front elevation.

Bedroom three is another spacious double bedroom and enjoys carpeted flooring, a recessed storage hatch, decorative cornice detailing, picture rails and two single glazed wooden sash windows to the side elevation.

Bedroom seven is a spacious single bedroom and benefits from carpeted flooring, a feature fireplace with a wooden surround and a tile hearth, picture rails, decorative cornice work and a single glazed wooden sash window with stained glass panels above to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a wood panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a floor mounted towel radiator and an obscure double glazed wooden sash window to the rear elevation.





SECOND FLOOR

The second floor landing benefits from carpeted flooring. Bedroom four, currently used as a dressing room, enjoys carpeted flooring and a bay window with single glazed wooden sash windows to the front elevation enjoying partial sea views. Bedroom five is another spacious double bedroom benefiting from carpeted flooring, a loft hatch providing access to the loft space and single glazed wooden sash windows to the front elevation.

Bedroom six is a further spacious double bedroom and benefits from carpeted flooring and single glazed wooden sash windows to the rear elevation.

The bathroom has been fitted with a five piece suite comprising; double wash-hand basins set within a vanity unit, a shower cubicle with a thermostatic rainfall shower over, a freestanding roll top bath with a hand-held shower attachment and a WC. The bathroom further benefits from tiled flooring with underfloor heating, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure single glazed wooden sash window to the front elevation.

GARDEN & GROUNDS

25 Victoria Road is approached off the road onto a gravelled 'in and out' driveway providing off road parking for several vehicles. The front garden enjoys a variety of wild flowers, trees, shrubs and borders. The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from outdoor lighting, outdoor electrical sockets, a wisteria covered pergola, a pedestrian gate providing access to the driveway and a second pedestrian gate providing access to a side lane.



ADDITIONAL INFORMATION

All mains services connected. Freehold.
Council tax band 'H'.
The property further benefits from a CCTV system.
The property is Grade II listed.

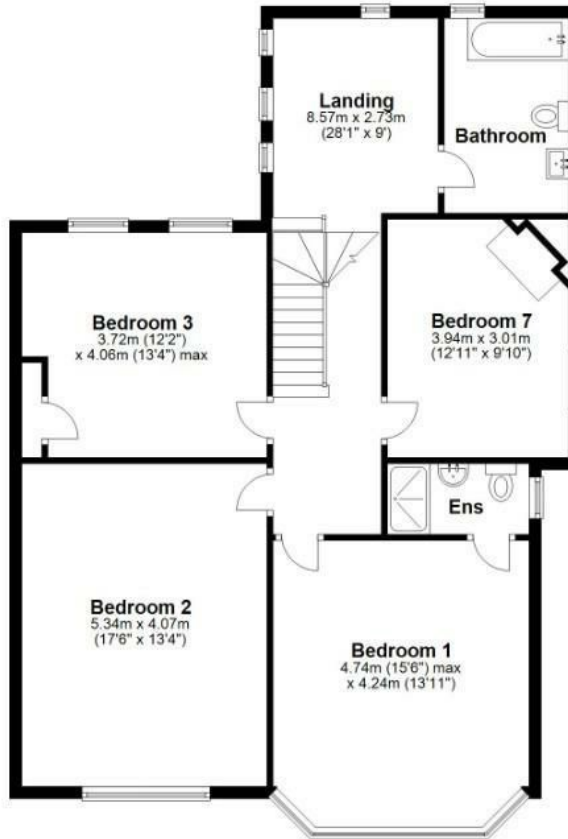
Ground Floor

Approx. 142.9 sq. metres (1537.7 sq. feet)



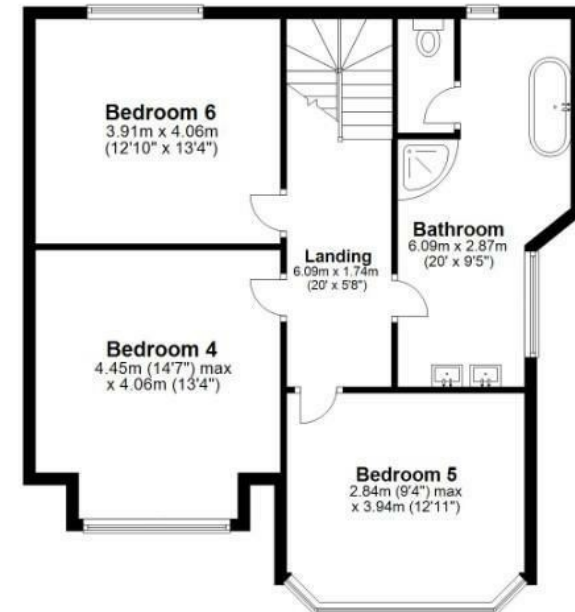
First Floor

Approx. 96.8 sq. metres (1042.4 sq. feet)



Second Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



Total area: approx. 312.9 sq. metres (3368.2 sq. feet)

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

25 Victoria Road, Penarth





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