

21 Clive Place



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SHEPHERD SHARPE



21 Clive Place

Penarth CF64 1AW

£1,150,000

A handsome six double bedroom end of terrace late Victorian family house which has been upgraded and renovated to an extremely good standard. Comprises spacious porch, hallway, three spacious reception rooms, large open plan kitchen/dining/living room, separate utility and wc leading through to an integral garage. On the first floor there are three double bedrooms, the principal bedroom now has its own beautiful new en-suite, there is a well appointed family bathroom with separate shower. On the second floor there are three double bedrooms and shower room. The heating has been upgraded to include all new radiators, mostly replastered and redecorated throughout, uPVC double glazed sash windows, repointed and all stonework and brickwork cleaned, many original features. Front and side garden, off road parking, garage and large south facing rear garden. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) 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	
55	81
EU Directive 2002/91/EC	
England & Wales	

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Painted panelled front door with numbered glazed transom above, large uPVC double glazed sash window to side.

Porch

Traditional panelled inner door with glazing to hallway. Boxed in electric meter and consumer unit/fuse box, new traditional style tiled floor, high ceiling with cornice and ceiling rose.

Hallway

Tiled floor continued from the porch into a lovely welcoming hallway. High ceiling with cornice and ceiling rose, graphite column radiator, area for cloaks, useful under stairs storage. Access to three reception rooms.

Reception Room 1

18'10" x 17'1"

A lovely reception room. Three uPVC double glazed sash windows to front. Period fireplace with working fire, picture rail, cornice, ceiling rose, quality oak wooden flooring, contemporary graphite column radiator.

Reception Room 2

16'0" x 14'9"

uPVC double glazed bay window to side. Traditional fire surround, quality oak wooden flooring, cornice, picture rail, ceiling rose, graphite column radiator. Glazed door leading through to kitchen/dining/living room.

Reception Room 3

13'2" x 12'5"

A south facing reception room/additional sitting room/snug accessed from the hallway. Timber window to rear. Fire surround, oak flooring, cast iron radiator. Access to kitchen and hallway.

Kitchen/Dining/Living Room

26'1" x 17'1"

A lovely bright open plan living room which has a single storey extension at the rear. Flooded with light, two sets of French doors plus three bi-folding powder coated doors to the rear plus an additional large uPVC double glazed window, partly vaulted ceiling.

A generous dining area with oak wooden floor, two sets of French doors leading out to two areas of the garden with terracing. Space for table and eight chairs, cornice, graphite column radiator. Wide opening through to kitchen. The kitchen has been extensively upgraded and extended. Dark granite work surfaces, built under sink with cut away drainer, mixer tap, stainless steel Neff five burner gas hob with recessed with down draught retractable extraction, dark grey Aga (twin hotplate) with extractor above, integrated dishwasher. Tiled floor and splashback, two large wall pantry cupboards, large column fridge and pantry unit with granite shelf.

Utility

6'1" x 5'9"

uPVC double glazed window to rear. Oak countertop with base unit, recessed sink with mixer tap, graphite column radiator, plumbing for washing machine and tumble dryer. Access to garage and wc.

W.C.

Timber double glazed window front with privacy glazing. Fully tiled, contemporary wash basin with storage beneath, traditional lever mixer tap, back to the wall wc with twin flush, cast iron radiator.

Garage

17'4" x 10'3"

Forming part of the single storey addition to the side of the property. Excellent storage, pedestrian door to the garden, up and over door to driveway, power and lighting.

First Floor Landing

Traditional handrail and balustrade leading to the second floor. Original panelled doors to all bedrooms, new carpet.

Bedroom 1

18'10" x 13'3"

A lovely front facing bedroom which is beautifully presented. Three large uPVC double glazed sash windows to front. Original cornice, ceiling rose, large bespoke fitted wardrobes, new carpet, cast iron radiator.

En-Suite

The new en-suite has been created by utilising a section of the landing. Beautifully appointed with fully tiled shower enclosure, large rainfall shower and handheld shower attachment, wc with twin flush, twin wash hand basins with cupboards beneath and countertop. Wall lighting and downlighting, extraction, beautiful tiled floor and walls, traditional style heated towel rail/radiator. uPVC double glazed windows to front and side with privacy glazing.

Bedroom 2

14'0" x 11'3"

Three uPVC double glazed sash windows to side. A well presented room. Large walk-in wardrobe, new carpet, cast iron radiator, cornice and ceiling rose.

Bedroom 3

12'10" x 13'9"

A charming room facing the rear. uPVC double glazed bay window to rear with a lovely outlook. Pretty window seat, three radiators, fitted wardrobes, carpet, beautifully presented.

Family Bathroom

Fully tiled and well appointed. Comprising tiled panelled bath, trough style Villeroy & Boch wash basin with chrome bottle trap, lever mixer tap, back to the wall wc with push button flush, large shower enclosure with rainfall shower plus wall mounted sliding attachment. Mirror cabinet with lighting, beautifully tiled, dark contrast granite countertop, modern lighting, chrome column radiator. uPVC double glazed windows to rear.

Second Floor Landing

A spacious top floor landing with traditional handrail and balustrade, new carpet, traditional cast iron radiator, bespoke fitted cupboards to landing providing good storage, large loft access with drop-down ladder. Original panelled doors to all second floor rooms.



Bedroom 4 15'7" x 13'5"

A large front facing double bedroom. Two uPVC double glazed windows to front and side. Bespoke fitted wardrobes to one wall, semi vaulted ceiling, modern down lighters, new carpet, cast iron radiator.

Bedroom 5 13'8" x 11'0"

Another double bedroom. uPVC double glazed arched window to side. New carpet, cast iron radiator.

Bedroom 6 12'10" x 9'4"

Presently used as an additional sitting room but could equally be used as a home office or bedroom. Large uPVC double glazed sash window to rear with elevated views looking across the Channel and the northern edge of Penarth. New carpet, cast iron radiator.

Shower Room

Fully tiled in contemporary style. Comprising corner shower enclosure with Grohe shower fitting and rainfall shower, built-in furniture concealing the plumbing, contemporary wash basin and wc all in white. Silestone/marble effect countertop, column radiator, modern downlighting. Window to roof slope.

Front Garden

Walled front garden with original gate, mostly laid to lawn with mature planting.

Side Garden

Pathway from front leading to private south west facing side garden which has been landscaped and laid out for additional seating and entertaining, can also be accessed from reception room two.

Rear Garden

A large south facing rear garden with 'wrap around' natural stone terrace, steps leading down to a lower entertaining area and lawned garden, access to off road parking for two cars.

Summer House/Home Office 19'8" x 9'10"

Council Tax
Band H £3,748.40 p.a. (23/24)

Post Code
CF64 1AW

Plant Room/Boiler Cupboard

Providing great storage. Also access to the unvented heating system with boiler and pressurise tank plus programmable controls.

