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## Spinney Lodge Beach Road, Penarth CF64 5UG

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Nestled in a peaceful, non-through road, this exceptional detached dwelling has been completely transformed by its current owners to offer a truly maintenance-free living experience. Enhanced privacy and security are assured, as the home is set behind double gates, providing an exclusive and secluded feel.

Located in the picturesque village of Swanbridge, Nr Penarth, in the Vale of Glamorgan, the property is perfectly positioned to take full advantage of the area's natural beauty. With direct views over Sully Island and easy access to coastal paths, you'll enjoy stunning walks along the Bristol Channel and to numerous nearby beaches.

Immaculately presented, the home features a grand entrance hallway that sets the tone for the quality throughout. The spacious, open-plan living and dining room flows seamlessly into a modern kitchen, all warmed by underfloor heating.

Additional ground floor amenities include a utility room, a W.C. and a versatile sitting room or potential bedroom.

The first floor offers two generous double bedrooms, one with its own en suite, and a spacious landing that could easily be converted into an additional bedroom or study. The first floor also boasts a family bathroom and breath taking sea views towards the Bristol Channel, making it a perfect retreat.

Outside, the property continues to impress with an enclosed garden with over head gazebo and a large side area, offering potential for further development. The block-paved driveway provides ample parking, and the shed/workshops add valuable storage and workspace. Potential to extend or build subject to usual planning consent.

This is a unique opportunity to acquire a beautifully modernized home in a sought-after location, offering both luxury and practicality with unmatched coastal views.





## FRONT

A fully private frontage with roller gates opening to a grand driveway for multiple vehicles. Block paving with landscaped lawn areas. Rendered brick built walls and feather edge fencing surrounding. Space for storage sheds. Potential to extend subject to the usual planning consent. Wrap around pathway leading to side gardens and rear garden. Wooden double glazed front door and side panel window opening to:-

## Entrance Hallway

Smoothly plastered ceiling with large Velux window, Plastered walls. Porcelain tiles to flooring with underfloor heating. Fitted carpet stairs rising to the first floor. Cloak room storage, downstairs storage and doors to w.c, lounge, living room and kitchen.

## W.C

3'5 x 2'8 (1.04m x 0.81m)

Plastered ceiling, plastered walls with ceramic mosaic tiles. Continuation of porcelain tiled flooring. Underfloor heating. Extractor fan. Wall mounted toilet and wash hand basin with mixer tap.

## Living/Dining Room

24'6 x 12'4 (7.47m x 3.76m)

Plastered ceiling with inset spotlights, coving and plastered walls. Porcelain tiled flooring with underfloor heating. UPVC picture window overlooking the rear garden with sea views across the Bristol channel. Further UPVC double glazed front door opening to the rear garden. Space for family dining table. Double wooden doors to kitchen.

## Kitchen

13'1 x 11'11 (3.99m x 3.63m)

Plastered ceiling with inset spotlights, coving and plastered walls. Continuation of porcelain tiled flooring with underfloor heating. UPVC double glazed window overlooking the front aspect. UPVC double glazed door opening to the side aspect. Kitchen is fully fitted with wall mounted units, base units and granite worksurfaces over. integrated electric oven and grill. Integrated 50/50 fridge freezer. Integrated dish washer. Breakfast bar area.

## Lounge/Bedroom

17'3 x 11'9 (5.26m x 3.58m)

Plastered ceiling with inset spotlights and coving. Plastered walls. Laminate flooring with underfloor heating. UPVC double glazed window to the side aspect. UPVC double glazed door opening to the rear garden. Doors to utility area and office.

## Utility Room

8'0 x 4'5 (2.44m x 1.35m)

Plastered ceiling with inset spotlights and coving. Plastered walls. Laminate flooring with underfloor heating. UPVC double glazed window to the front aspect. Plumbing for washing machine. Space for tumble drier. Cupboard housing electric consumer unit.

## Office

7'5 x 7'2 (2.26m x 2.18m)

Plastered ceiling with inset spotlights and coving. Laminate flooring with underfloor heating. UPVC double glazed window to the front aspect.

## FIRST FLOOR

### Gallery Sitting Room

13'5 x 12'1 (4.09m x 3.68m)

Plastered ceiling with inset spotlights and coving. Plastered walls, fitted carpet flooring. UPVC double glazed French doors opening to an enclosed balcony with sea views across the Bristol channel and beyond. Doors to bedrooms and family bathroom. Airing storage cupboard.

### Master Suite

15'5 x 12'0 (4.70m x 3.66m)

Plastered ceiling with inset spotlights and coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the side aspect. UPVC French doors opening to an enclosed balcony with sea views across the Bristol channel and beyond. Radiator. Doors to en-suite shower room and walk-in wardrobe.

### En-Suite

9'0 x 5'10 (2.74m x 1.78m)

Plastered ceiling with coving and inset spotlights. Mosaic tiling to walls. Tiled flooring with underfloor heating. UPVC double glazed window to the front aspect. Shower cubicle with shower over. Wall mounted wash hand basin with mixer tap. Wall mounted toilet. Bidet. Vertical towel rail heater. Storage cupboard housing an oil operated combination boiler.

## Bedroom Two

12'6 x 9'0 (3.81m x 2.74m)

Plastered ceiling with inset spotlights and coving. Plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed door opening to an enclosed balcony with views across the Bristol channel and beyond. Door to walk-in wardrobe.

## Family Bathroom

8'3 x 7'0 (2.51m x 2.13m)

Plastered ceiling with inset spotlights and coving. Mosaic tiles to walls. UPVC double glazed window to the front aspect. Tiled flooring with underfloor heating. Bath with mixer tap and shower over. Wall mounted wash hand basin. Wall mounted toilet. Bidet. Towel rail heater.

## Side Gardens

Elevated lawn areas with raised flower beds and mature shrubbery surrounding.

## Rear Garden

Timber decking area with space for seating, overhead shelter with inset lighting. The main garden features a level laid to lawn, mature established shrubbery and views across the Bristol channel and beyond. Potential to extend subject to the usual planning consent. Rendered walls and feather edge fencing. Outside tap and lighting.

## COUNCIL TAX

Council tax band F.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

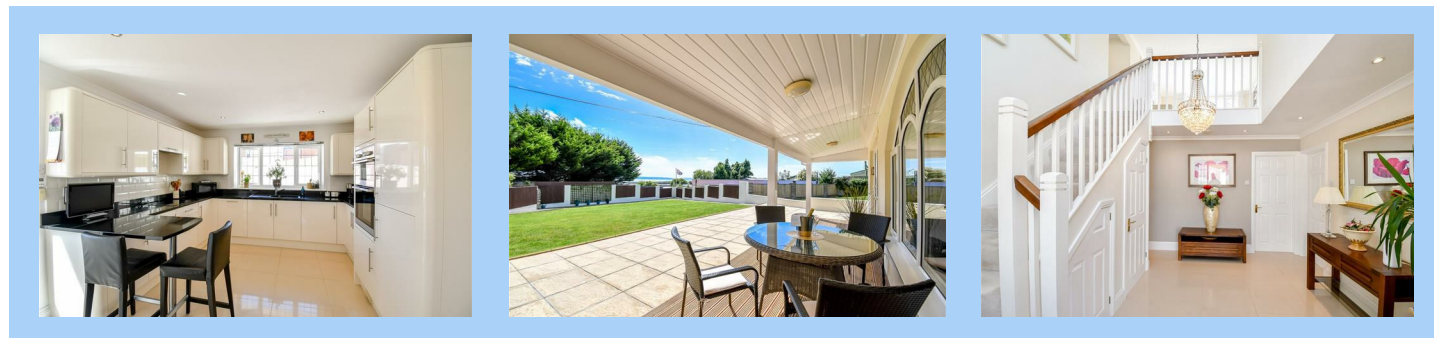
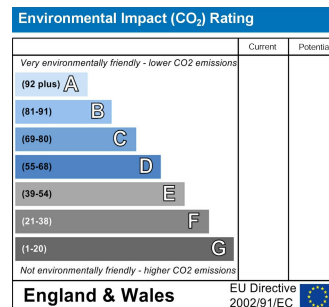
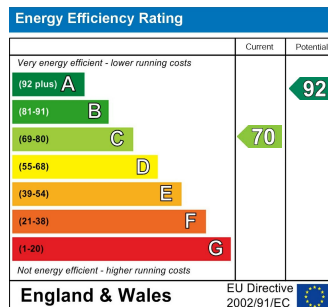
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

## PHOTOGRAPH DISCLAIMER

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