

KEY

EXECUTIVE

SALES



Guide Price £1,650,000 Gwentland, Marine Parade, Penarth CF64 3BE



- Magnificent period home on prestigious Marine Parade in Penarth.
- Spacious semi-detached layout with original features and modern updates.
- Impressive entrance hall with decorative panelling, arches, and original fireplace.
- High-spec kitchen with granite worktops, AGA range, and French doors to the garden.
- Beautiful conservatory with tiled floor, wood-burning stove, and bi-fold doors.
- Private garden with mature hedgerows, water feature, and ample seating areas.
- No onward chain
- Square Footage: 4,310 sq ft

The first floor landing leads to four well-appointed bedrooms. The principal bedroom features a bay window, fitted wardrobes, and currently uses an adjacent room as a dressing area. Bedroom 3 offers fitted wardrobes, a vanity wash basin, and a bay window, while Bedroom 5 has two side-facing windows. A full bathroom services these bedrooms. On the second floor, Bedroom 2 boasts Velux windows with views over the Channel, fitted storage, and an en suite bathroom. Bedroom 4 also features Velux windows and is serviced by a bathroom with a bath, wash hand basin, and WC.

Outside, the private garden at the front of the property is fully enclosed by mature hedgerows and trees, offering a generous lawn with a cascading water feature, a pond and fountain, ample seating and entertaining areas, and a private driveway for parking off Marine Parade.

Marine Parade is arguably the most prestigious road in Penarth, a charming coastal town that provides a diverse range of shops and restaurants. Leisure facilities nearby include tennis clubs, a sports center, a sailing club, coastal walks, and several golf courses. The restored Art Deco Pier Pavilion, featuring a gallery, cinema, café, and restaurant, is a popular local attraction. Penarth serves primarily as a commuter town for Cardiff, providing excellent transport links. The railway station offers frequent services to Cardiff, and Cardiff bus services also serve the area.

Area Guide

Penarth is an attractive coastal town situated just south of Cardiff, making it an appealing option for those considering a move. Known for its picturesque seafront and Victorian architecture, which combines a rich history with modern amenities, creating a vibrant community atmosphere.

For families, the town offers a variety of amenities, including schools, parks, and recreational facilities. The lovely Victorian Pier is a local

highlight, providing stunning views of the Bristol Channel and a charming café for leisurely afternoons. The Esplanade, perfect for seaside walks, features gardens and play areas, making it a great spot for families to enjoy the outdoors. The nearby Penarth Marina offers additional amenities, including shops, restaurants, and watersports, adding to the town's appeal.

When it comes to dining and shopping, Penarth has plenty to offer. From delightful local cafés like Penny Lane and Café Deli, where you can enjoy traditional Welsh cakes, to fine dining at The Fig Tree and casual meals at The Pilot pub, there are options for every palate. The town center is filled with unique boutiques and shops, providing a charming shopping experience.

Community events are a big part of life here, with food festivals, art exhibitions, and music events held throughout the year, fostering a sense of belonging. The town is well-connected by public transport, with regular train services to Cardiff and easy access by car, making commuting straightforward.

With its blend of natural beauty, rich history, and community spirit, Penarth offers a high quality of life. Whether you're drawn to the waterfront or the local culture, it's a wonderful place to call home.

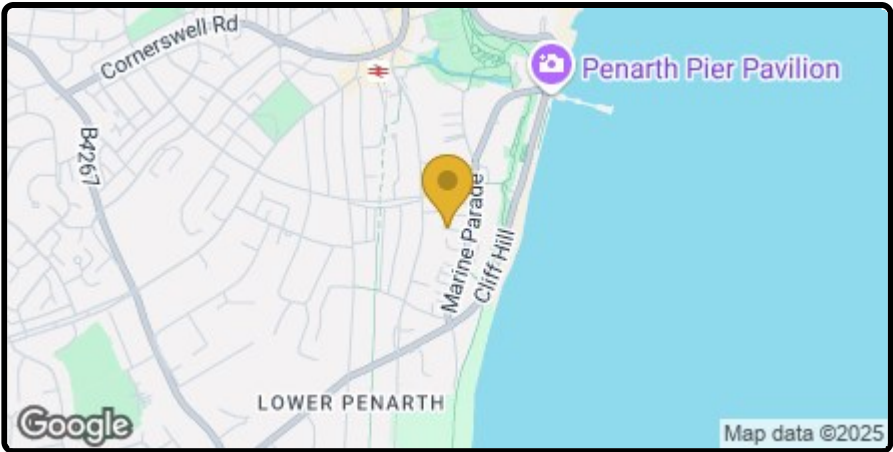


Gwentland, Marine Parade, Penarth,
CF64 3BE

Gwentland is a magnificent period home located on Marine Parade, one of South Wales' most sought-after addresses. This spacious semi-detached property combines original features with modern living, offering a harmonious blend of classic elegance and contemporary comfort. The main driveway is shared, providing access to a large double garage owned by the house.

Upon entering through the grand original portico, you are welcomed by a lovely porch that leads to an impressive entrance hall, featuring decorative panelling, arches, coving, a parquet floor, and an original fireplace. The drawing room boasts a bay window with stunning views, decorative mouldings, panelling, and coving, along with an original fireplace framed by decorative pillars. Continuing the theme, the large dining room features original detailing, a fireplace, a front-facing window, and doors that open into the conservatory.

The kitchen is finished to a high specification, showcasing a range of wall and base units with granite worktops, a substantial island with seating, an induction hob, an AGA range, dual sinks, and a large window with French doors opening onto the side garden. The beautiful conservatory, accessible from the kitchen or dining room, features a tiled floor and pitched roof, an exposed brick feature wall, a wood-burning stove, and bi-fold doors that lead to a raised seating area with steps down to the garden. Completing the ground floor accommodation is a cloakroom with a WC and a staircase leading down to the basement, which includes three versatile storage rooms.



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		
	62	77
England & Wales		EU Directive 2002/91/EC

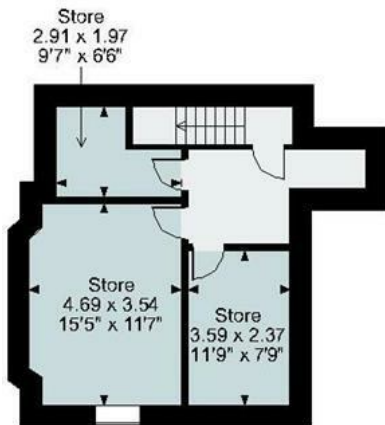
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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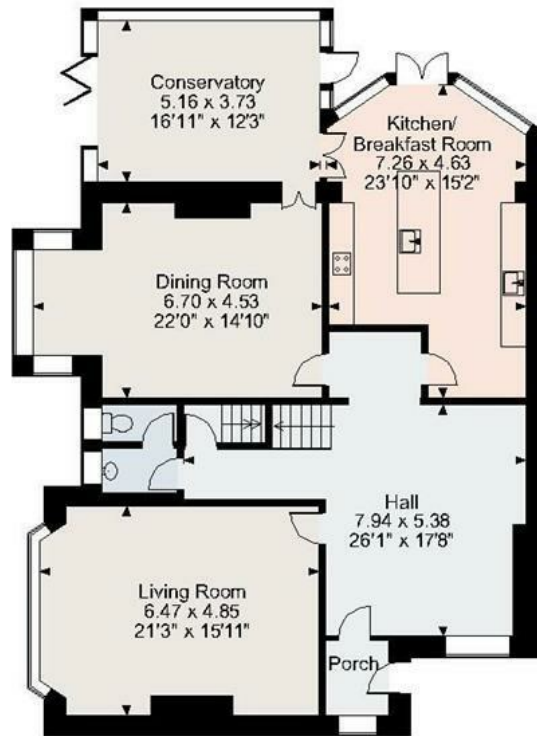
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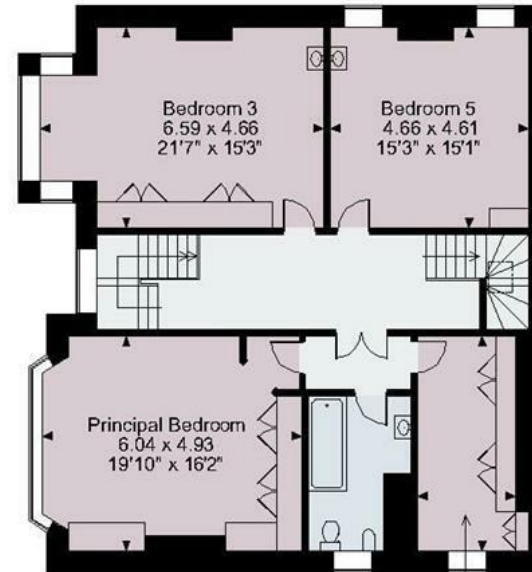
Marine Parade, Penarth
Main House gross internal area = 4,310 sq ft / 400 sq m



Basement

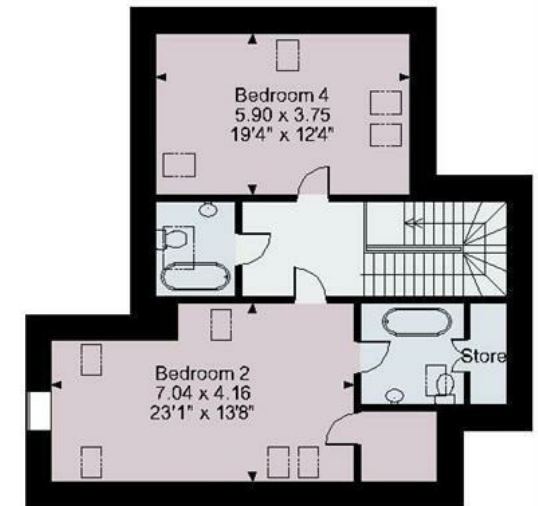


Ground Floor



First Floor

Bedroom 6
 5.00 x 2.29
 16'5" x 7'6"



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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