



86 Plymouth Road  
Penarth, Vale of Glamorgan, CF64 5DL

Watts  
& Morgan



# 86 Plymouth Road

Penarth, Vale of Glamorgan, CF64 5DL

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**£1,245,000 Freehold**

7 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A rare opportunity to purchase a substantial double fronted, Victorian semi-detached family home enjoying elevated sea views. Built in 1889, boasting over 3700sq.ft. and situated in one of Penarth's most desired streets. Found a short walk from the town centre, local transport links, Penarth Esplanade & gardens and conveniently located Cardiff city centre and the M4 motorway. In catchment for Evenlode and Stanwell Schools. The spacious and versatile accommodation over five floors briefly comprises: porch, entrance hallway, sitting/dining room, Living room, study, kitchen/breakfast room, utility room, cloakroom. Versatile cellar space. First floor landing, three spacious double bedrooms, shower room, bathroom and store room. Second floor landing, three further double bedrooms, bathroom and study. Third floor landing and versatile room with stunning views over the Bristol Channel. Externally the property enjoys off-road parking for several vehicles, a landscaped front and magnificent rear garden. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 9.9 miles

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Your local office: Penarth

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed wooden door into a porch benefiting from quarry tile flooring, decorative cornice detailing, a ceiling rose, dado and picture rails. A second partially glazed wooden door with partially glazed side panels leads into a large welcoming hallway enjoying original Victorian encaustic tile flooring, a decorative arch, picture rails, decorative cornice detailing, a ceiling rose, a carpeted staircase leading to the first floor and a staircase leading to the basement.

The sitting and dining rooms benefit from carpeted flooring, a central feature gas fireplace with a Victorian slate surround and a marble hearth, dado and picture rails, decorative cornice detailing, two ceiling roses and two uPVC double glazed bay windows to the front elevation.

The living room enjoys exposed wooden floorboards, dado and picture rails, decorative cornice detailing, decorative ceiling panelling, a uPVC double glazed bay window to the side elevation and a uPVC double glazed door providing access to the rear garden.

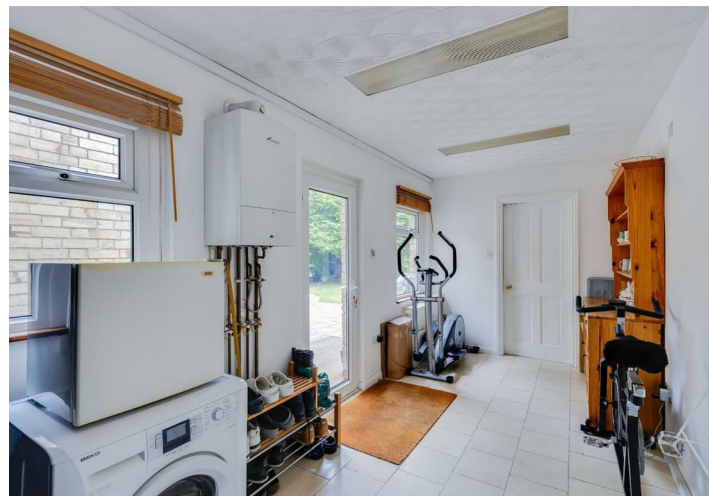
The study is a versatile space and enjoys wood flooring and two uPVC double glazed windows to the rear elevation.

The kitchen has been fitted with a range of wall and base units with laminate roll top work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from Italian marble tiled flooring, partially tiled splashback, a feature fireplace with a wooden surround and a set of glazed wooden French door providing access to the rear garden.

The utility area benefits from continuation of marbled tiled flooring, a wall mounted 'Worcester' combi boiler, two uPVC double glazed windows to the side elevation and a uPVC double glazed doors providing access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from continuation of the tiled flooring, partially tiled splashback and an extractor fan.

The basement is a versatile space running the full length of the hall with potential for home gym/office etc.



## First Floor

The first floor landing benefits from carpeted flooring, dado rails, decorative cornice detailing, two ceiling roses and a large storage room.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a central feature original tiled cast iron fireplace with an original slate surround, picture rails, decorative cornice detailing, a ceiling rose and a uPVC double glazed bay window to the front elevation.

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, picture rails, a central feature fireplace with a wooden surround and a tiled hearth, decorative cornice detailing, a ceiling rose, two uPVC double glazed windows to the side elevation and a large uPVC double glazed window to the rear elevation overlooking the rear garden.

Bedroom three is another double bedroom enjoying carpeted flooring, picture rails, decorative cornice detailing, a ceiling rose, a central feature original cast iron fireplace with a slate surround and a uPVC double glazed window to the front elevation.

The en-suite/family shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a freestanding oval bath with a hand-held shower attachment, a floating wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring with underfloor heating, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and two uPVC obscure double glazed windows to the rear elevation.



## Second Floor

The second floor landing enjoys carpeted flooring and a carpeted staircase leading to the versatile observatory/study/seventh bedroom.

Bedroom four is a spacious double bedroom benefiting from exposed wooden floorboards, picture rails, a loft hatch providing access to loft space and a uPVC double glazed window to the front elevation.

Bedroom five is another double bedroom enjoying carpeted flooring, an original Victorian cast iron fireplace with and a uPVC double glazed window to the front elevation.

Bedroom six is a further double bedroom and benefits from carpeted flooring, an original Victorian cast iron fireplace and a uPVC double glazed window to the side elevation.

The study room is yet another versatile space and enjoys carpeted flooring, a range of fitted desks, a stainless steel sink with a mixer tap over and a roof light.

## Third Floor

The observatory landing benefits from carpeted flooring, a loft hatch providing access to loft space and a double glazed roof light. The observatory/study/bedroom seven enjoys carpeted flooring, a central feature fireplace with a wooden surround and a large uPVC double glazed window to the rear elevation enjoying elevated sea views.

## Gardens & Grounds

86 Plymouth Road is approached off the road onto a block paved driveway providing extensive off-road parking for multiple vehicles and an EV charger. The front garden is predominantly laid with decorative gravel and borders laid to bark.

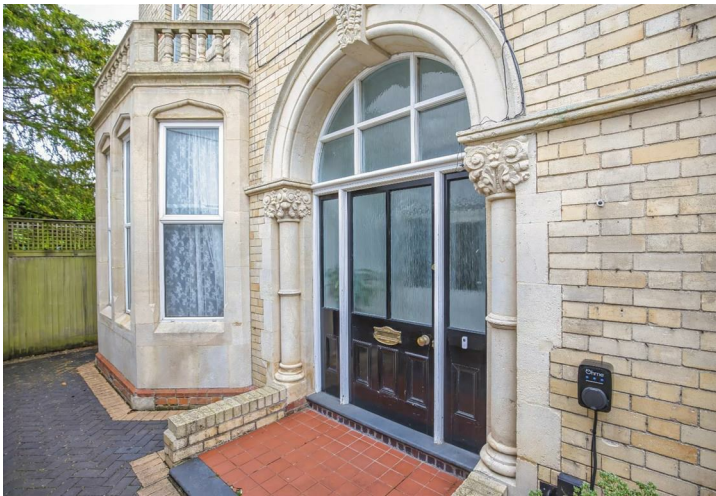
The spacious rear garden is predominantly laid to lawn with a variety of mature borders and trees. Located to the rear of the garden is a Cherry Blossom Tree and Acer Trees. The rear garden further benefits from two deck/patio areas providing ample space for outdoor entertaining and dining, a summer house with full electrical connections and integral storage shed and a brick built storage shed adjoining the property with electrical connections.

## Additional Information

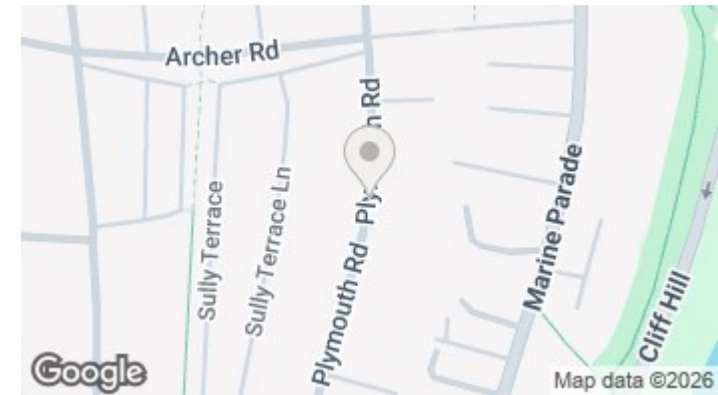
All mains services connected.

Freehold.

Council tax band 'H'.



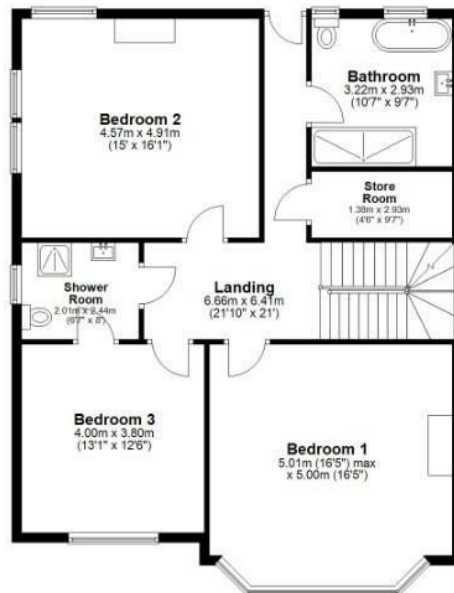
**Basement**  
Approx. 17.6 sq. metres (188.4 sq. feet)



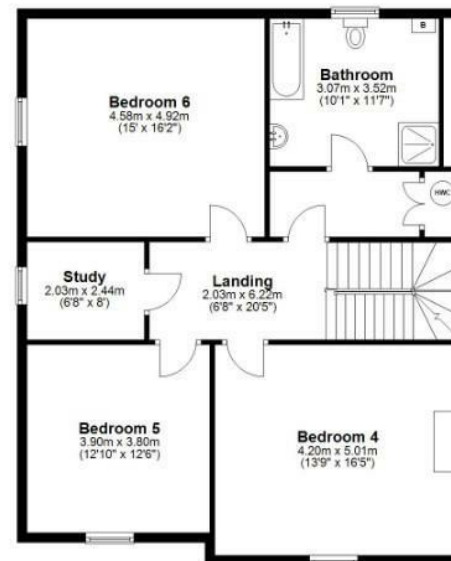
**Ground Floor**  
Approx. 122.4 sq. metres (1317.4 sq. feet)



**First Floor**  
Approx. 98.5 sq. metres (1059.8 sq. feet)



**Second Floor**  
Approx. 96.9 sq. metres (1042.8 sq. feet)



**Third Floor**  
Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 350.6 sq. metres (3773.6 sq. feet)

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			
		71	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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