

# 112 Stanwell Road

Penarth, Vale of Glamorgan, CF64 3LP



A very attractive period property located on a well-proportioned corner plot, currently split into three separate flats but easily converted back to being a family home. Close to Victoria Primary School, Stanwell School and Penarth town centre. The accommodation briefly comprises of a porch, entrance hall, two reception rooms, study, kitchen / diner, utility and WC on the ground floor, four bedrooms, two bathrooms and a kitchen on the first floor and a living room / kitchen, bedroom and bathroom on the top floor. The property has gardens to the front, side and rear, with most of the rear being made up of a block paved area and garage with direct, secure access onto Archer Road and with exceptional potential. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£995,000**

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## **Accommodation**

### **Flat 1**

#### **Porch**

Original wooden front door with stained glass panels, tiled floor and part tiled walls. Original wooden inner door with stained glass to both sides. Built-in cupboard with electric meters, gas meter and consumer unit.

#### **Entrance Hall**

Original tiled floor, staircase to the first floor (and flat 2), cornice, ceiling arch, door to the living room and deep skirting boards. Under stair storage area. Glazed panel door into the inner hall. Power points.

#### **Inner Hall**

Tiled flooring. Recessed lights and two skylight windows. Central heating radiator. Built-in storage on both walls with low level cupboards and shelving above. Doors into the study and kitchen / diner.

#### **Living Room** 19' 0" into bay x 30' 6" into bay (5.79m into bay x 9.29m into bay)

A fantastic, light spacious living room with double bay windows being to the front and side - both with fitted Roman blinds. Fitted carpet throughout. Original cornice and picture rails. Stone fireplace with wood burning stove. Three central heating radiators. Power points and TV point. Door to the sitting room.

#### **Sitting Room** 12' 7" into bay x 12' 5" (3.84m into bay x 3.78m)

A useful and versatile additional reception room, again with a uPVC double glazed bay window to the side. Fitted carpet. Doors to the side lobby and study. Central heating radiator. Power points.

#### **Study** 5' 8" x 12' 5" (1.73m x 3.79m)

Tiled floor. Coved ceiling. Power points. Doors from the hall and sitting room.

#### **Lobby** 15' 4" max x 13' 7" max (4.67m max x 4.15m max)

Accessed from the side porch, this is a space with the staircase to the first floor bedrooms for flat 1. Tiled floor with under floor heating. Under stair cupboard. Pantry. Power points. Doors to the WC and kitchen / diner as well as the side porch.

#### **Side Porch** 7' 6" x 6' 5" (2.28m x 1.95m)

Composite door to the side into the garden. Large skylight window. Power points. Tiled floor with under floor heating. Doors to the lobby and utility room.

#### **Utility Room** 7' 5" x 8' 4" (2.27m x 2.53m)

Tiled floor continued from the kitchen / diner and side porch, with under floor heating. Fitted wall units and base units with laminate work surfaces. Large ceramic sink. Plumbing for washing machine. uPVC double glazed window to the side. Door into the kitchen / diner. Power points.

#### **Kitchen / Diner** 30' 7" x 16' 3" (9.31m x 4.95m)

A large family space across the rear of the house and with two aluminium double glazed windows to the rear and a set of aluminium double glazed sliding doors to the side into the garden. Large central roof lantern. The fitted kitchen comprises wall units and base units with granite and quartz work surfaces and a central island. Integrated appliances including two electric ovens, one steam oven and combination grill / oven, dishwasher, wine fridge and a hob with four electric zones and a gas burner. Countersunk sink with instant boiler water tap and waste disposal unit. Recess for American style fridge freezer. Cupboard with built-in waste units. Recessed light and feature pendant and spot lighting. Power points. Tiled flooring throughout, with under floor heating.

#### **WC** 4' 11" x 3' 9" (1.49m x 1.14m)

WC and sink. Tiled floor with under floor heating.

## **First Floor**

### **Landing**

A small landing with doors into both bedrooms, with fitted carpet and a uPVC double glazed window to the side.

### **Bedroom 1** *13' 4" x 10' 7" (4.07m x 3.23m)*

Double bedroom with en-suite bathroom and a uPVC double glazed window to the side with fitted roller blinds. Fitted wardrobes. Central heating radiator. Power points. Doors to the en-suite.

### **En-Suite** *5' 9" x 12' 0" (1.76m x 3.66m)*

A spacious en-suite with suite comprising a panelled bath, walk-in shower with twin head mixer shower, and a vanity unit with sink and WC. Tiled floor and fully tiled walls. Heated towel rail. uPVC double glazed window to the side with fitted roller blind.

### **Bedroom 2** *11' 7" into recess x 13' 4" into bay (3.54m into recess x 4.06m into bay)*

The second double bedroom, once again with an en-suite bathroom. Fitted carpet. uPVC double glazed bay window to the rear. Coved ceiling. Central heating radiator. Power points. Door into the en-suite.

### **En-Suite 2** *4' 3" x 7' 6" (1.3m x 2.28m)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with twin head mixer shower, a WC and a sink with storage below. uPVC double glazed window to the rear with fitted Roman blind. Heated towel rail

## **Flat 2**

### **Hall**

A small space off the main first floor landing, with doors to the bedroom, living room / kitchen and bathroom. Fitted carpet.

### **Living Room / Kitchen** *21' 5" max x 17' 5" into bay (6.53m max x 5.3m into bay)*

An open plan space to the front of the house with uPVC double glazed bay window and additional uPVC double glazed window. Fitted carpet throughout the living space, which also has the original wooden fire surround and deep skirting boards, two central heating radiators, power points and TV point. The kitchen is partly separate and comprises fitted wall and base units with laminate work surfaces. Freestanding gas cooker with oven and four burner gas hob. Single bowl stainless steel sink with drainer. Plumbing for washing machine. Space for a counter level fridge. Vinyl flooring. Power points.

### **Bedroom 1** *14' 1" x 13' 0" (4.29m x 3.97m)*

Double bedroom with uPVC double glazed bay window to the side, with fitted roller blinds. Fitted carpet. Fitted wardrobes. Door into flat 1. Power points. Central heating radiator.

### **Bathroom** *4' 7" x 9' 0" (1.39m x 2.74m)*

Tiled floor. Suite comprising a large walk-in shower with electric shower, a WC and a sink with storage below. Heated towel rail.

## **Flat 4**

### **Hall / Landing**

Fitted carpet to the stairs and landing. Skylight window. Original skirting boards. Original doors (although panelled) to the sitting room and bedroom. Original door to the bathroom. Open plan to the kitchen. Central heating radiator. Built-in cupboard with fitted shelving.

### **Sitting Room** *15' 1" x 13' 4" (4.6m x 4.07m)*

Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Wooden fire surround. Power points and TV point.

**Kitchen 5' 11" x 15' 9" (1.8m x 4.79m)**

Open plan from the landing. Fitted wall units and base units with laminate work surfaces. Freestanding gas cooker with oven and four burner gas hob. Plumbing for washing machine. One and a half bowl stainless steel sink with drainer. Wall mounted gas boiler. Central heating radiator. uPVC double glazed window to the front. Power points. Vinyl flooring.

**Bedroom 15' 0" x 13' 6" into recess (4.58m x 4.12m into recess)**

Double bedroom with uPVC double glazed window to the side. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points.

**Bathroom 8' 9" plus area to door x 14' 0" (2.67m plus area to door x 4.27m)**

Spacious bathroom with vinyl flooring and a suite comprising a Velux window to the side and a suite comprising a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Central heating radiator. Two walk-in attic areas for storage.

**Outside**

**Front and Side**

Enclosed lawned gardens to the front and side, which gives access to the rear garden and provides ample space for sitting, dining and entertaining. Original stone boundary walls, block paved pathways and mature hedging and trees.

**Garage**

A renovated, detached garage with electric roller shutter door to the front, electric lights and power points.

**Rear**

The property has a block paved rear garden and parking area, open from the side and laid to block paving. There are outside lights and a tap. This area also has access to Archer Road at the side through an electric roller shutter door.

**Additional Information**

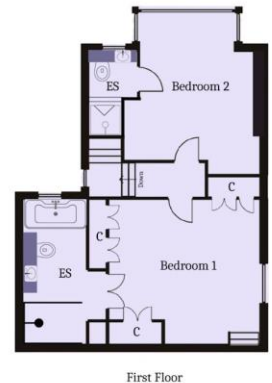
**Tenure**

The property is freehold (WA234424) and held on one title.

**Energy Performance Certificate**

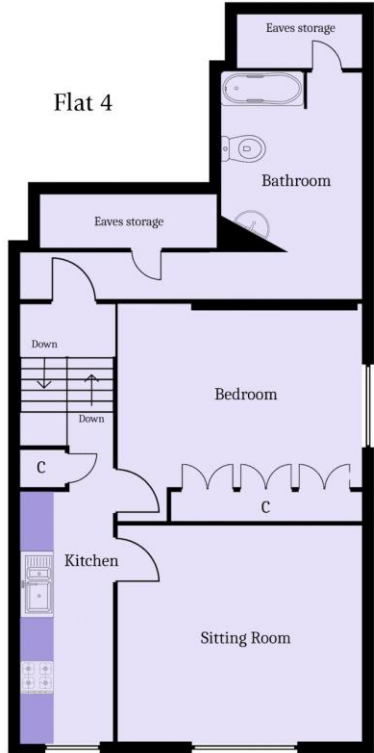
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

# Floor Plan



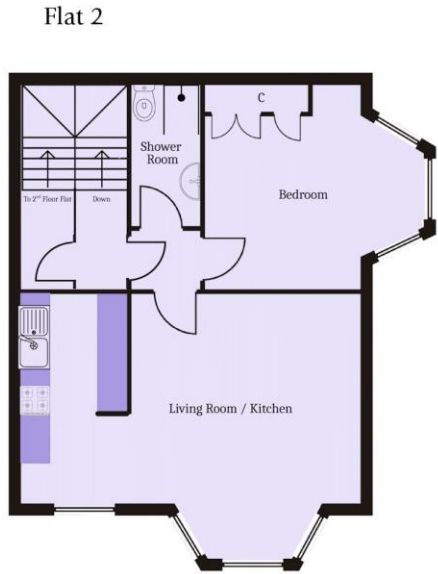
Flat 1

For illustrative purposes  
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Flat 4

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Flat 2

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