

50 Westbourne Road

Penarth, Vale of Glamorgan, CF64 3HF



A large, five double bedroom Edwardian semi-detached house, close to Penarth town centre and within easy reach of a number of schools, with a spacious ground floor extension and a two storey coach house. The property provides extremely versatile accommodation with original features over three floors. Porch and entrance hall, two reception rooms, a study, wet room / WC, utility room and the extended kitchen / dining / living space on the ground floor. Three bedrooms, a bathroom and an en-suite bathroom on the first floor and two more bedrooms and a shower room above. There is excellent off road parking to the front, a very attractive, well-stocked rear garden and the coach house provides numerous possibilities to suit a number of requirements. No chain. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£895,000

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Accommodation

Ground Floor

Porch 5' 5" x 4' 5" (1.66m x 1.34m)

The original wooden front door, with glazed panels and a leaded transom window above, opens into an attractive entrance porch featuring a tiled floor, deep skirting boards, dado rails, decorative cornicing, original timber doors and windows with stained leaded glass, electric lighting, and discreet meter cupboards.

Entrance Hall

A welcoming entrance hall that retains many original period features, including deep skirting boards, picture rails, decorative cornicing, an archway, and original doors leading to the two principal reception rooms. A fitted carpet covers the floor, while a built-in cupboard provides useful storage. Stairs to the first floor, and steps midway along the hallway lead down to the extended kitchen, dining and living space, together with the utility room, study and wet room / WC. This rear section benefits from recessed lighting and ample power points.

Sitting Room 13' 10" into recess x 20' 10" into bay (4.21m into recess x 6.34m into bay)

A spacious front reception room, featuring an original stone fireplace with an open cast-iron grate. The room retains its original deep skirting boards, picture rails and decorative cornicing, and benefits from two central heating radiators, numerous power points, and a wooden double-glazed leaded sash bay window to the front with fitted vertical blinds.

Dining Room 12' 10" into recess x 13' 10" (3.92m into recess x 4.22m)

A formal dining room featuring two uPVC double-glazed sash windows to the side, wood flooring, original deep skirting boards, picture rails and decorative cornicing. Additional features include a central heating radiator, power points, and fitted vertical blinds to both windows.

Shower Room / WC 6' 7" x 6' 7" (2m x 2m)

A wet-room-style shower room with a vinyl floor, overhead mixer shower, WC, wash hand basin, heated towel rail, illuminated mirror, sun tube providing natural daylight, and extractor fan.

Study 8' 11" max x 11' 1" (2.72m max x 3.39m)

A versatile home office with LVT flooring, a uPVC double-glazed front-facing window with fitted vertical blinds, power points and a central heating radiator.

Utility Room 9' 2" x 8' 5" (2.8m x 2.57m)

Fitted with limestone tiled flooring, a range of base and wall units with laminate worktops, and a single-bowl stainless steel sink with drainer. There is plumbing for a washing machine, fitted shelving, power points, and an extractor fan.

Kitchen / Dining / Living Space 24' 7" max x 24' 2" max (7.49m max x 7.37m max)

A superbly extended open-plan kitchen, dining and living space forming the heart of the home. Flooded with natural light from two Velux roof windows, four side-facing wooden double-glazed windows, and wooden double-glazed windows and doors opening directly onto the rear garden. Pull-down blinds are fitted to the rear windows, while the generous glazing creates a bright and inviting space ideal for both everyday family living and entertaining. The fitted kitchen features a range of wall units and base units with Shaker style wooden doors and contrasting granite work surfaces. Integrated appliances include a double electric oven, a combination microwave oven, a four-zone hob with two gas burners and two induction zones, extractor hood and dishwasher.

First Floor

Landing

A split-level landing provides access to three bedrooms and the family bathroom, with two bedrooms positioned to the front of the property and the third bedroom and bathroom located to the rear. The landing features a fitted carpet and retains a wealth of original character, including the staircase, deep skirting boards, decorative cornicing and original doors. Additional features include power points, a central heating radiator, and a large built-in storage cupboard housing the hot water cylinder with fitted shelving.

Bedroom 1 13' 10" into recess x 20' 10" into bay (4.21m into recess x 6.36m into bay)

A spacious double bedroom situated at the front of the property, benefiting from its own en-suite bathroom. A beautiful leaded wooden sash bay window provides plenty of natural light, while extensive fitted bedroom furniture includes wardrobes, drawers, overhead storage, dressing tables and bedside cabinets surrounding a recessed king-size bed space. The room further benefits from fitted carpet, two central heating radiators, power points, a TV point, and retains many original features, including deep skirting boards, picture rails and decorative cornicing.

En-Suite 5' 7" x 10' 7" (1.7m x 3.23m)

A generously proportioned en-suite bathroom with a leaded wooden sash window to the front. The suite comprises a panelled spa bath, a large multi-jet steam shower cubicle, WC, bidet and wash hand basin. Additional features include recessed ceiling spotlights, extractor fan, heated towel rail, fitted mirror, fully tiled walls, tiled flooring (with under floor heating), a shaver point and coved ceiling

Bedroom 2 12' 11" into recess x 13' 11" (3.94m into recess x 4.25m)

A double bedroom overlooking the rear of the property with a uPVC double-glazed sash window. The room features fitted carpet, a central heating radiator, and power points, while retaining original deep skirting boards, picture rails and decorative cornice.

Bedroom 3 11' 11" x 10' 5" into recess (3.64m x 3.18m into recess)

A further double bedroom positioned to the rear of the property with a dual aspect, enjoying uPVC double-glazed windows to both the side and rear elevations. Features include original deep skirting boards, a coved ceiling, central heating radiator and power points.

Bathroom 8' 4" x 8' 6" (2.53m x 2.6m)

Fitted with vinyl floor tiles and part-tiled walls, the bathroom benefits from two uPVC double-glazed windows to the side elevation. The suite comprises a curved panelled bath with mixer shower and glazed screen, together with a vanity unit incorporating a WC and wash hand basin with storage beneath. Additional features include a fitted mirror with light, shaver point, heated towel rail and recessed ceiling spotlights.

Second Floor

Landing

Fitted carpet to the stairs and landing, retaining the original cornice and deep skirting boards. Doors to two double bedrooms and the bathroom room. Features include a central heating radiator, power points, a Velux window to the rear, and a hatch providing access to the loft space.

Bedroom 4 14' 4" x 17' 9" (4.36m x 5.41m)

A well-proportioned double bedroom at the front of the property, featuring three timber-framed double-glazed sash windows with attractive leaded glazing. Fitted carpet, central heating radiator, and power points.

Bedroom 5 12' 2" x 14' 1" (3.71m x 4.28m)

The fifth and final double bedroom enjoys a rear aspect through two uPVC double-glazed windows, offering views over Station Road and the mature trees lining the railway path. Finished with a wood-effect laminate floor and benefiting from a central heating radiator, power points, and extensive built-in wardrobes with fitted shelving.

Shower Room 5' 4" x 13' 8" (1.63m x 4.16m)

Fitted with tiled flooring and part-tiled walls, the shower room comprises a shower enclosure with electric shower, low-level WC, and wash hand basin with storage cupboard beneath. Additional features include a heated towel rail, shaver point, recessed ceiling spotlights, extractor fan, and a Velux window to the front, providing natural light and ventilation.

Outside

Front

The property benefits from off road parking to the front for at least two cars, comfortably, laid to block paving and with gated access to the side.

Rear Garden

This is a very attractively landscaped rear garden, largely laid to natural stone paving and stone chippings, with mature planting throughout and with numerous places to sit and relax. There is a covered area with recessed lighting, perfect for dining just off the kitchen. Original stone walls to both sides. Access into the coach house.

Coach House 20' 2" x 22' 8" (6.15m x 6.9m)

The property benefits from a large, two storey coach house that spans the full width of the plot and has two electric roller shutter doors (one a double garage door) that open onto Station Road. There is a concrete floor, power points, fitted shelving, electric light, a uPVC double glazed window to the rear and stairs to the first floor. The first floor has a window to the front and two Velux windows.

Additional Information

Tenure

The property is freehold (WA74834).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £5,276.09 for 2026/27.

Approximate Gross Internal Area

2815 sq ft / 261.5 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has a solar system on the coach house roof, which lowers energy bills and provides around £2000 per annum on a feed-in tariff.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan















