

# 15 West Terrace

Penarth, Vale Of Glamorgan, CF64 2TX



A very charming four bedroom end-terrace period property, located in catchment for Victoria and Stanwell Schools, as well as being very close to Dingle Road station and a short walk from Penarth town centre. The property comprises an open plan living / dining space / kitchen and a second sitting room on the ground floor, three bedrooms and a bathroom on the first floor along with a fourth bedroom and a second bathroom above. There is a front garden and an enclosed rear garden with westerly aspect and lane access. The property is full of attractive original features and also benefits from a very useful basement accessed from the ground floor as well as from the garden. Viewing advised. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£475,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall**

An attractive entrance hall with a wooden glazed panel front door, stairs to the lower part of the ground floor and the first floor, original cornice and arch as well as a radiator with cover. Original deep skirting boards and doors to the living room and sitting room. Power points. High level meter cupboard. Wood effect laminate flooring.

#### **Living Room** *12' 3" into recess x 13' 5" into bay (3.73m into recess x 4.1m into bay)*

A lovely living room which forms part of the open plan space that makes up the heart of this home. Wood effect herringbone flooring throughout. Bay to the front with uPVC double glazed sash windows. Open fireplace with exposed brick, lintel, a wood burning stone and slate hearth. Original cornice. Power points and TV point. Open to the kitchen.

#### **Kitchen** *10' 9" into recess x 16' 7" inc. dining area (3.28m into recess x 5.05m inc. dining area)*

A family kitchen, ideal for entertaining, with a breakfast bar and dining area. The fitted kitchen comprises wall units and base units with cream doors and wood effect work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and dishwasher. Space for a fridge freezer. Single bowl ceramic sink. Recessed lights. Coved ceiling. Tall central heating radiator. Exposed brick fireplace with slate hearth (no grate). The dining area has uPVC double glazed windows to the side and rear as well as a Velux window above and recessed lights.

#### **Sitting Room** *9' 7" x 12' 6" (2.92m x 3.8m)*

A second sitting room, and very pleasant one on the lower level to the rear of the house, with uPVC double glazed window to the side and sliding doors out to the garden. Wood effect laminate flooring continued from the hall. Central heating radiator. Power points.

### **Lower Ground Floor**

#### **Basement**

This is a very useful area with a 1.94m ceiling height. Good for home working and excellent storage. There is a built-in cupboard to the front and a separate WC and well as a door and window to the rear into the garden. Recessed lights and power points.

#### **WC** *4' 5" x 3' 8" (1.34m x 1.11m)*

WC and sink. Recessed light.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Original doors to three bedrooms and the bathroom. Power points. Stairs to the second floor.

#### **Bedroom 1** *16' 10" into recess x 10' 8" (5.13m into recess x 3.25m)*

A double bedroom across the full width of the front of the house, with three uPVC double glazed sash windows and very attractive original timber floor. Central heating radiator. Power points.

#### **Bedroom 2** *11' 1" into recess x 11' 1" (3.39m into recess x 3.39m)*

A double bedroom with uPVC double glazed window to the rear. Fitted carpet. Power points. Central heating radiator.

#### **Bedroom 3** *10' 0" x 6' 2" (3.06m x 1.89m)*

A single bedroom to the rear of the house - equally suited to being a home office. Fitted carpet. uPVC double glazed windows to the side and rear. Central heating radiator. Power points.

### **Bathroom 7' 0" x 5' 2" (2.14m x 1.58m)**

Original timber floor and part tiled walls. Suite comprising a panelled bath with twin-head mixer shower and glass screen, a WC and a sink. Heated towel rail. Recessed lights. uPVC double glazed window to the front.

## **Second Floor**

### **Landing**

A split level landing with fitted carpet and a central skylight. Built-in cupboard. Doors to the bathroom (lower level) and the fourth bedroom (upper level).

### **Bedroom 4 15' 3" max x 16' 10" max (4.64m max x 5.14m max)**

A large double bedroom in the fully converted loft, with two Velux windows to the front and a uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Recessed lighting. Eaves storage to the front. Fitted blinds to all windows.

### **Bathroom 2 8' 6" x 9' 6" (2.6m x 2.9m)**

A very attractively remodelled bathroom with a suite comprising a freestanding bath with hand shower fitting, a walk-in, twin head shower, wash stand with basin and a WC. Heated towel rail. Recessed lights. Extractor fan.

## **Outside**

### **Front**

Front garden with an area laid to stone chippings and a pathway to the front door. Low wall and iron gate. Covered external porch with electric light.

### **Rear Garden**

An enclosed rear garden with timber deck and artificial grass. Original stone walls to both sides. Gated access out to the lane. Outside light and tap.

## **Additional Information**

### **Tenure**

The property is freehold (WA121969).

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2596.01 for 2025/26.

### **Approximate Gross Internal Area**

1561 sq ft / 145.0 sq m.

### **Utilities**

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

## **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes  
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