

194 Lavernock Road



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Penarth CF64 2AA

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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



Total area: approx. 190.8 sq. metres (2053.3 sq. feet)
194 Lavernock Road

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		
	56	76
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



194 Lavernock Road

Penarth CF64 5UP

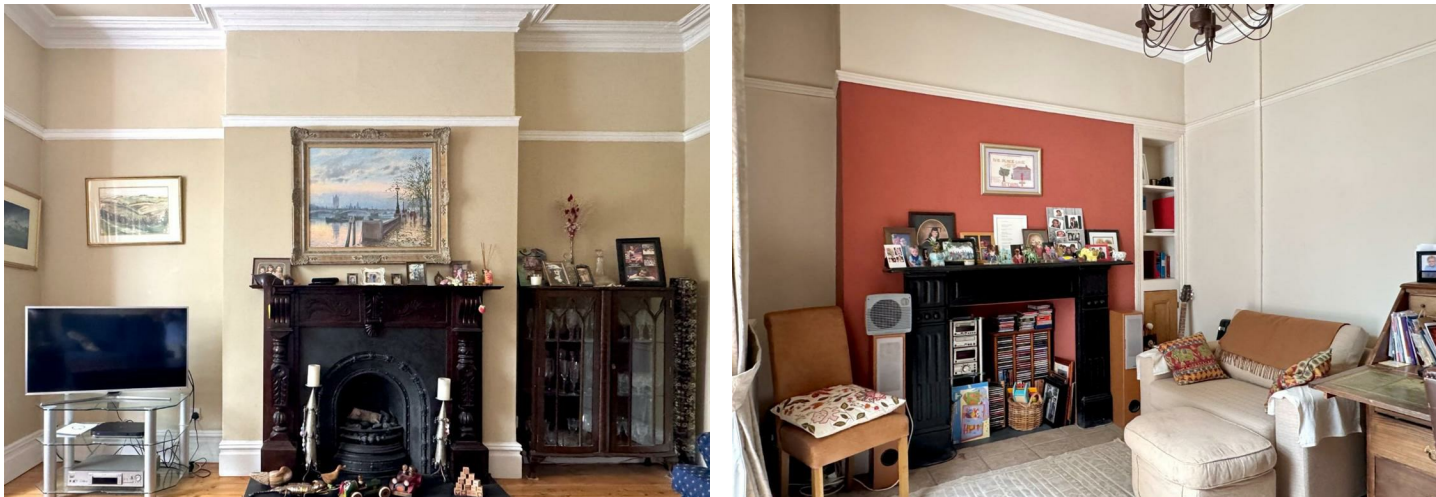
£800,000

A unique, late Victorian five bedroom detached family house, found in opposite Cosmeston Country Park and close to the clifftop walk. The property is set well back from the road in lovely private gardens, retaining many original features and fireplaces and has been extended to create an additional bathroom. Comprises central hallway, three receptions rooms, conservatory, utility, wc/shower room, kitchen/breakfast room, five bedrooms and two bathrooms. Off road parking to front with access to detached garage, private rear garden. Gas central heating. Freehold.

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Original front door with beautiful stained glass to hallway.

Hallway

Central hallway with original patterned tiled floor, picture rail, radiator, stripped original handrail and balustrade to first floor, useful understairs store cupboard.

Reception Room 1

5.60m (into bay) x 3.96m (18'4" (into bay) x 12'11")

A lovely front living room. Original sash window. Period fire surround with slate hearth, living flame coal effect gas fire (untested), stripped wooden floors, picture rail, cornice, ceiling rose, two radiators.

Reception Room 2

4.70m x 3.99m (15'5" x 13'1")

Original sash bay window to front. Pretty period fireplace with cast iron insert and slate hearth, stripped wooden floor, picture rail, cornice, ceiling rose, radiator. Double doors leading through to a side extension/utility room.

Utility Room

3.02m x 2.24m (9'10" x 7'4")

uPVC double glazed window to side. Quarry tiled floor, base unit with built under china sink, wooden worktop, boxed in Worcester combination boiler, radiator. Stable door giving access to garden.

Reception Room 3

4.02m x 3.20m (13'2" x 10'5")

A bright and sunny room looking onto the rear garden. Tiled floor, period fireplace, picture rail, cornice, ceiling rose, radiator. Timber glazed double doors leading through to conservatory.

Conservatory

3.28m x 3.17m (10'9" x 10'4")

A lovely garden room. uPVC double glazed windows to sides, French doors leading out to garden. Tiled floor, plastered walls, lighting.

WC/Shower Room

2.40m x 2.31m (7'10" x 7'6")

Spacious wc/shower room. uPVC double glazed window. Tiled floor, part tiled walls, freestanding shower closure, traditional style wash basin, bidet and wc. Attractive exposed natural stone wall, column radiator.

Kitchen/Dining Room

6.32m x 3.31m (20'8" x 10'10")

A spacious family kitchen. uPVC double glazed French doors leading out to the garden and sash window to side. Attractive quality wooden kitchen with contrast worktops, plenty of store cupboards, built in china sink with mixer tap. Space for appliances including split level AEG oven and grill, five burner hob, extractor, plumbing for dishwasher, space for fridge/freezer. Tiled floor, two radiators. Space for dining table and six chairs.

First Floor Landing

Spacious landing with carpet, handrail and balustrade, loft access, additional fuse box. Original stripped wooden doors to all first floor rooms.

Bedroom 1

3.79m x 3.66m (12'5" x 12'0")

Two original sash windows with secondary glazing to front. Picture rail, stripped wooden floor, radiator. Door to en-suite bathroom.

En-Suite Bathroom

2.95m x 2.21m (9'8" x 7'3")

uPVC double glazed window of the rear. Vaulted ceiling with roof light. Well appointed comprising tiled panelled bath with electric shower over, wash basin and wc with built-in storage and concealed plumbing, useful pale coloured countertop. Contrast wall and floor tiles, mirror with light, electric chrome heated towel rail, warmup underfloor electric heating.

Bedroom 2

3.98m x 3.69m (13'0" x 12'1")

Original sash windows with secondary glazing to front. Stripped wooden floor, picture rail, ceiling rose, radiator, neutral decoration.

Bedroom 3

4.04m x 3.18m (13'3" x 10'5")

A lovely double bedroom. uPVC double glazed sash window to rear. Stripped wooden flooring, picture rail, radiator, neutral decoration.

Bedroom 4

3.96m x 3.18m (12'11" x 10'5")

A double bedroom. uPVC double glazed sash window to rear. Picture rail, shelving, large built-in wardrobe, carpet, radiator, neutral decoration.



Bedroom 5/Study
2.40m × 1.79m (7'10" × 5'10")
A small single bedroom or useful study. Sash window to front. Carpet, radiator.

Bathroom 2
2.36m × 2.28m (7'8" × 7'5")
uPVC double glazed window. Comprising panelled bath, wash basin and wc, all in white. Tiled splashback, tiled floor, ladder radiator, modern lighting.

Front Garden
The property is set well back from the road with mature hedging to front boundary, lovely mature walnut tree, lawn, sweeping gravel driveway follows around the house to the left hand side where there is additional parking, two security gates then lead to the rear garden and garage, excellent off road parking for several cars.

Rear Garden
A private rear garden with mature planting to boundaries creating good privacy, lawn, corner patio, gravel and flint around the house, gates to side leading to the front garden, access to gas and electric meters.

Garage
4.80m × 3.13m (15'8" × 10'3")
Detached block and render garage with up and over door, power and light.

Council Tax
Band H £4,248.02 p.a. (25/26)

Post Code
CF64 5UP

