

52 Westbourne Road

Penarth, Vale of Glamorgan, CF64 3HF



A wonderful opportunity to purchase a large period home, close to the town centre on one of Penarth's most sought after roads. This Edwardian terraced house is full of original features and while upgrading is required throughout, has been very well looked after over the years and has excellent potential. The accommodation comprises three reception rooms, kitchen and WC on the ground floor along with three bedrooms, study and bathroom on the first floor and two further bedrooms above. There is a front garden and a very low maintenance rear garden with access from Station Road for off road parking. Sold with no onward chain. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£650,000

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Accommodation

Ground Floor

Porch 5' 5" x 4' 6" (1.65m x 1.36m)

Wooden glazed panel front door and original inner door and windows to the hall. Tiled floor. Original deep skirting boards, dado rails and cornice. Power point. Electrical consumer unit, electric meter and gas meter. Wall light.

Hall

Wood block flooring. Original skirting boards, ceiling arch, cornice, stairs to the first floor and doors to all three reception rooms. Central heating radiator with cover. Power points.

Lounge 13' 10" into recess x 17' 11" into bay (4.21m into recess x 5.47m into bay)

A lovely main reception room with uPVC double glazed bay window to the front and original skirting boards, picture rails, cornice and ceiling rose. Tiled fireplace with open fire. Central heating radiator. Power points.

Sitting Room 12' 10" x ' ' (3.92m x m)

An extended second sitting room with double glazed sliding doors to the rear into the garden. Fitted carpet. Fireplace with gas fire (disconnected). Original deep skirting boards, picture rails and cornice. Two central heating radiators. Power points. Open doorway to the utility room / store.

Dining Room 11' 11" x 14' 8" into recess (3.64m x 4.46m into recess)

This is a spacious dining room that leads to the kitchen and has original tiled flooring and a large uPVC double glazed window to the side. Central heating radiator. Power points. Doors to the kitchen and utility room / store.

Utility Room / Store 8' 7" x 5' 5" (2.61m x 1.66m)

Vinyl flooring. Sink. Potential for a door into the main hall.

Kitchen 12' 4" x 16' 4" (3.76m x 4.99m)

Fitted kitchen comprising wall units larder cupboards and base units with laminate doors and work surfaces. Freestanding cooker with oven, grill and four burner gas hob. Single bowl stainless steel sink with drainer. Two uPVC double glazed windows to the side, one to the rear and a Velux window. Central heating radiator. Wall mounted gas boiler. Part tiled walls. Power points. Door to the lobby.

Rear Lobby 5' 1" x 5' 5" (1.55m x 1.65m)

Tiled floor. uPVC double glazed door to the garden and a door to the WC. Power points.

WC 2' 11" x 5' 5" (0.9m x 1.65m)

Vinyl flooring. WC. Window to the rear. Part tiled walls.

First Floor

Landing

Vinyl flooring to the stairs and landing, with stair runner. Original deep skirting boards, cornice and doors to all rooms. Open to the study at the front of the house - a space which would have been a single bedroom but is now open and brings in some natural light to the space.

Study 6' 4" x 10' 10" (1.94m x 3.3m)

Vinyl flooring. uPVC double glazed window to the front. Central heating radiator. Power points. Original skirting boards and picture rails.

Bedroom 1 13' 0" into recess x 14' 8" (3.95m into recess x 4.46m)

A double bedroom with uPVC double glazed windows to the front. Laminate flooring. Fitted bedroom furniture including drawers, wardrobes and high level cupboards with recess for a king size bed (1.64m wide). Matching chest of drawers. Two central heating radiators. Original deep skirting boards, picture rails and cornice. Sink with tiled splashback. Power points.

Bedroom 2 13' 0" into recess x 13' 9" (3.96m into recess x 4.19m)

Another double bedroom, this time with a uPVC double glazed window to the rear. Fitted carpet. Built-in recess cupboard with fitted shelving. Original deep skirting boards, picture rails and cornice. Sink with tiled splashback. Power points. Central heating radiator.

Bedroom 3 11' 11" x 10' 6" (3.64m x 3.19m)

A dual aspect double bedroom with uPVC double glazed windows to the side and rear. Fitted carpet. Central heating radiator. Power points. Built-in airing cupboard with hot water cylinder and fitted shelving.

Bathroom 8' 4" x 8' 10" (2.55m x 2.7m)

Tiled flooring a part tiled walls. This is a spacious family bathroom with a suite comprising a panelled bath, large shower cubicle with mixer shower, WC and pedestal sink. uPVC double glazed window to the side. Central heating radiator. Bathroom cabinet with mirrored door. Coved ceiling.

Second Floor

Landing

Vinyl flooring. Roof light to the rear. Original doors to both second floor rooms.

Bedroom 4 13' 5" max x 19' 10" max (4.09m max x 6.05m max)

A large double bedroom with potential to be extended and split into two separate rooms. Previously a games room. Vinyl flooring continued from the landing. uPVC double glazed window to the front. Original cast iron fireplace and wall light. Power points.

Bedroom 5 6' 4" x 9' 6" (1.94m x 2.89m)

This is a versatile extra room which could be used as a single bedroom or nursery but also as a dressing room and study as well as having the potential for conversion to being a shower room for the top floor. Wood effect vinyl flooring. Velux window to the front. Power point.

Outside

Front

A front garden laid to block paving, with mature privacy hedging to both sides and brick walls to the front with space for a gate.

Rear Garden

An easterly rear garden, mainly laid to concrete and with two large timber sheds. There is an original stone wall to one side. Two sets of double gates to the rear onto Station Road that allows access onto a parking area. The garden does provide very good, secure off road parking but could be re-landscaped as more of a family garden. Outside tap.

Additional Information

Tenure

The property is freehold (WA63221).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3768.63 for 2026/27.

Approximate Gross Internal Area

2263 sq ft / 210.2 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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

















