

# 18 The Paddocks

Penarth, Vale of Glamorgan, CF64 5BW



A particularly special coastal property, measuring over 3000 sq ft internally and sitting on a plot of almost a quarter of an acre, with amazing sea views, generous living space on both ground and first floors, four bedrooms and very attractive landscaped gardens to the front and rear as well as a roof terrace and two balconies. A wonderful family home for many years, the property has been improved and maintained to a high standard but retains a lot of potential for upgrading, extension and reconfiguration to suit a number of needs. Along with the two sitting rooms and four bedrooms there is also a dining room, kitchen, gym, utility room, ground floor WC and two bathrooms. There is excellent off road parking to the front and a double garage. Viewing is strongly advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£1,395,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

A very large, welcoming entrance hall with doors to all main rooms, a uPVC double glazed window to the side and stairs to the first floor and lower ground floor. Coved ceiling and dado rails. Central heating radiator. Fitted Venetian blind to the window.

#### **Living Room 21' 7" x 11' 8" (6.58m x 3.56m)**

A spacious sitting room with two sets of uPVC double glazed doors overlooking the rear garden and Bristol Channel. Fitted carpet. Coved ceiling and dado rails. Power points and TV point.

#### **Dining Room 13' 4" x 11' 11" (4.07m x 3.64m)**

A second sitting room, joining the hallway and kitchen. uPVC double glazed doors to the front with fitted Venetian blinds. Coved ceiling. Central heating radiator. Fitted carpet. Power points.

#### **Kitchen 11' 3" x 15' 9" (3.43m x 4.79m)**

A very light and airy kitchen with uPVC double glazed doors to the rear garden and window to the front - both with Venetian blinds. Wood effect Amtico flooring. Fitted kitchen comprising wall units and base units with granite work surfaces and matching peninsula unit. Integrated appliances including an electric oven, microwave, four burner gas hob, extractor hood, fridge freezer and dishwasher. Twin bowl countersunk stainless steel sink with drainer. Part tiled walls. Recessed lights. Coved ceiling. Central heating radiator. Power points.

#### **WC 5' 11" x 7' 10" (1.8m x 2.38m)**

Tiled flooring. WC and a sink with storage below. uPVC double glazed window to the side. Coved ceiling. Central heating radiator.

#### **Utility Room 10' 11" x 8' 3" (3.33m x 2.51m)**

This is a very useful utility room and laundry space, with tiled floor and fitted kitchen style wall units, base units and laminate work surfaces. There is a single bowl stainless steel sink with drainer, part tiled walls and power points. This room has a walk-in cupboard with wall mounted gas boiler and additional clothes drying space or storage. There is a window and door into the lobby.

#### **Lobby 6' 10" x 7' 10" (2.08m x 2.4m)**

Tiled flooring and exposed original brick walls. uPVC double glazed panel doors to the utility room, gym and garden. Power points. Tap.

#### **Gym 23' 4" x 11' 3" (7.1m x 3.43m)**

A versatile additional space, currently a gym but equally suited to being a home office or children's play room. Wood effect laminate flooring. Fitted wardrobes to one wall with mirrored doors. uPVC double glazed windows and doors to the garden - with Venetian blinds. Recessed lights. Central heating radiator. Power points and TV point.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. This is a split level landing, with the first level having uPVC double glazed doors leading directly out onto the main terrace, attractive cornice, double doors opening into the first floor sitting room and a further four steps up to the higher level. The higher level has doors to four bedrooms and the family bathroom along with a built-in cupboard that has fitted shelving.

#### **Sitting Room / Bedroom 5 15' 7" x 28' 6" (4.75m x 8.69m)**

A most impressive first floor sitting room with direct access out onto a large terrace that provides wonderful entertaining space with fantastic views over the garden, Cliff Walk and Bristol Channel. There are two sets of uPVC double doors along with windows to the rear, as well as uPVC double glazed windows across the full width of the front. All windows and doors have fitted Venetian blinds. Feature fireplace with period style

wood surround, a decorative modern cast iron grate and a slate hearth. Fitted carpet. Two central heating radiators with covers. Coved ceiling. Recessed lights. Power points.

**Bedroom 1** 15' 1" x 11' 9" (4.6m x 3.57m)

A spacious double bedroom with en-suite bathroom and its own balcony. Suffice to say, this room is rear facing and has tremendous water views over the Bristol Channel as well as looking down onto the garden. Fitted carpet. uPVC double glazed doors and windows with fitted Venetian blinds. Cornice. Central heating radiator. Power points and TV point. Door into the en-suite.

**En-Suite** 6' 0" x 7' 8" (1.83m x 2.33m)

A fully tiled en-suite shower room with suite comprising of a corner shower cubicle with mixer shower, a WC and a sink set into a tiled counter with storage below. Central heating radiator. uPVC double glazed window to the rear with Venetian blind. Fitted mirror with lights.

**Bedroom 2** 12' 1" to doorway x 15' 9" (3.69m to doorway x 4.8m)

Another well-proportioned double bedroom, once again with its own balcony. This bedroom has a very pleasant dual aspect with a uPVC double glazed window to the front and a set of uPVC double glazed doors to the rear that open onto the balcony - all windows and doors have Venetian blinds. There are fitted wardrobes, a fitted carpet, central heating radiator, coved ceiling and power points.

**Bedroom 3** 7' 9" x 12' 4" (2.36m x 3.75m)

This double bedroom has a uPVC double glazed window to the front, with Venetian blinds. Wood effect laminate flooring. Central heating radiator. Fitted wardrobes. Coved ceiling. Power points.

**Bedroom 4 / Dressing Room** 7' 9" x 12' 4" (2.36m x 3.75m)

Another double bedroom but currently used as a dressing room with extensive fitted wardrobes. Fitted carpet. uPVC double glazed window to the front with Venetian blinds. Power points. Central heating radiator. Coved ceiling and recessed lights.

**Bathroom** 6' 9" x 10' 9" (2.07m x 3.27m)

A fully tiled bathroom with a raised bathtub, corner shower cubicle with twin head mixer shower, a WC and a sink. uPVC double glazed window to the side, with Venetian blind. Heated towel rail. Recessed lights.

## Outside

### **Balconies**

The property benefits from two rear facing balconies with sea views, accessed from the first and second bedrooms. Both balconies have composite decking and iron railings, having excellent water views. Both are perfect for that morning coffee in the sun straight out of bed, and would be perfect for watching the sun rise over the Channel.

**Roof Terrace** 23' 6" max x 20' 3" max (7.16m max x 6.17m max)

This main terrace has brick walls and iron railings to three sides and provides a lot of space for a mixture of sitting and dining furniture as required. Accessed from the first floor sitting room and landing as well as having steps up from the garden.

### **Front**

The property has a well-landscaped front garden with mature planting throughout and a very pleasant westerly sitting area. The sitting area and the off road parking is all laid to stone resin, which creates a very elegant modern impression. The stone resin driveway to the side leads to the garage and there are steps up to the front door. There is attractive stone walling, outside lights and gated access to the rear garden.

### **Rear Garden**

A very private rear garden laid mostly to lawn but with a split level patio and steps up to the first floor terrace. Attractive, mature planting throughout. Central pond. Additional side garden with lawn and dining area. There is gated side access to the front on both sides, and a walk-in store under the roof terrace.

**Garage 15' 7" x 19' 4" (4.76m x 5.9m)**

A double garage with electric roller shutter door to the front and a door to the rear into the lower level of the hall. Electric light. Power points. Fitted shelving.

**Additional Information**

**Tenure**

The property is freehold (WA69678).

**Council Tax band**

The Council Tax band for this property is H, which equates to a charge of £4522.36 for 2026/27.

**Approximate Gross Internal Area**

3296 sq ft / 306.2 sq m.

**Utilities**

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

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Floor Plan**



For illustrative purposes  
© 2026 Viewplan.co.uk



© South Wales Property Photography



© South Wales Property Photography





© South Wales Property Photography



© South Wales Property Photography









