2 Victoria Square

Penarth, Vale of Glamorgan, CF64 3EH









An exceptional and beautifully renovated six-bedroom Victorian family home, offering approximately 3,494 sq ft of accommodation in a prime position overlooking Victoria Square and All Saints Church grounds. This impressive end-of-terrace property combines period character with outstanding contemporary living, abundant natural light, a large private garden, extensive off-road parking and an exceptional first-floor kitchen, dining and living space. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£1,295,000

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An exceptional and substantial Victorian family home occupying an enviable end-of-terrace position overlooking Victoria Square and the attractive grounds of All Saints Church. Offering approximately 3,494 sq ft of beautifully renovated accommodation, this is a rare opportunity to acquire one of Penarth's larger period homes in a highly desirable setting, within easy walking distance of the town centre and railway station.

The property combines the proportions and character of a substantial Victorian house with imaginative contemporary living. Its end-of-terrace position is a particular advantage, allowing natural light to flood the accommodation from the front, side and rear, creating an unusually bright and welcoming home. The defining feature of the property is the spectacular first-floor kitchen, dining and living space. Generously proportioned and filled with natural light, this impressive open-plan room forms the heart of the home and enjoys a wonderful leafy outlook across the grounds of All Saints Church. It provides an exceptional setting for both everyday family life and entertaining.

The accommodation is arranged over three floors and offers six bedrooms and three bathrooms, together with generous living spaces and considerable flexibility. The ground floor currently provides a living room, kitchen/dining area, utility/laundry facilities, double bedroom and shower room. This creates an unusually versatile part of the house which could serve a variety of purposes according to the needs of its next owners — including additional family living space, guest accommodation, a teenager's area, home offices or independent accommodation for relatives.

Importantly, however, this flexibility is only one aspect of the property. At its heart this is a large, beautifully renovated family home, with the space to evolve as a family's requirements change over time.

Outside, the house enjoys another combination of features that is particularly difficult to find in a period property so close to the centre of Penarth.

To the front is substantial private off-road parking for multiple vehicles, while to the rear is a large, private and sunny enclosed garden, providing excellent space for relaxing, entertaining and family life. A garage, accessed from the rear lane, provides further parking or useful storage.

The end-of-terrace position gives the property a sense of openness, privacy and light that distinguishes it from many traditional Victorian townhouses.

Victoria Square itself provides an attractive and established setting, while Penarth's town centre, independent shops, cafés, restaurants and railway station are all within easy walking distance. The property therefore offers the increasingly rare combination of a substantial period home, generous outside space, extensive parking and convenient town-centre living. A distinctive and impressive Penarth home, combining Victorian character, exceptional space, contemporary living and a highly flexible layout in one of the town's most desirable locations.

Ground Floor

Flexible living space for family, guests and more









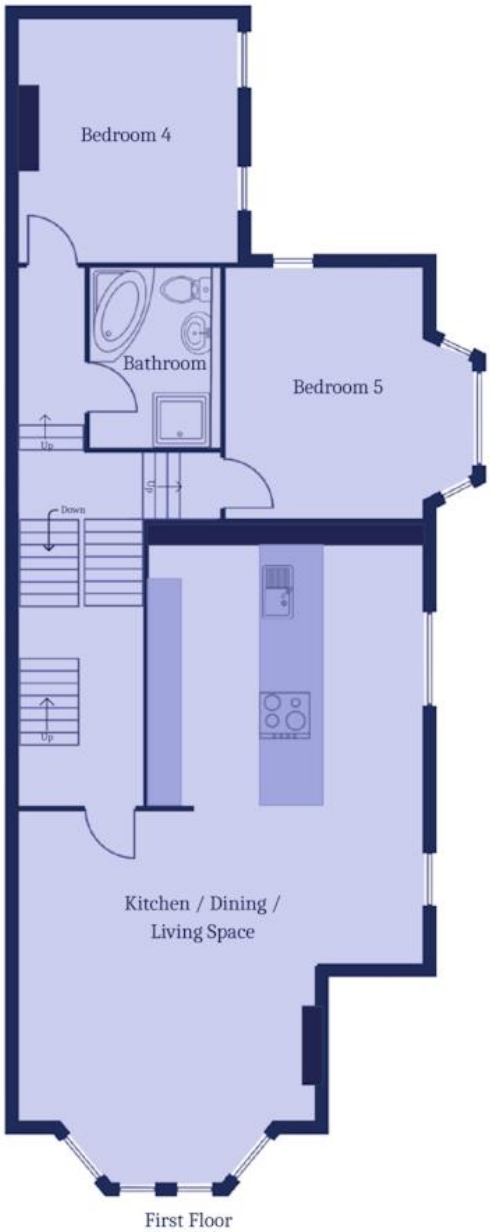


The advantage

A kitchen / diner, lounge and adaptable front room – ideal for guests and family.

First Floor

The spectacular heart of the home – plus private rooms



First Floor

For illustrative purposes
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The advantage

A remarkable kitchen / dining / living space, with bedrooms 4 and 5 and the bathroom.

Second Floor

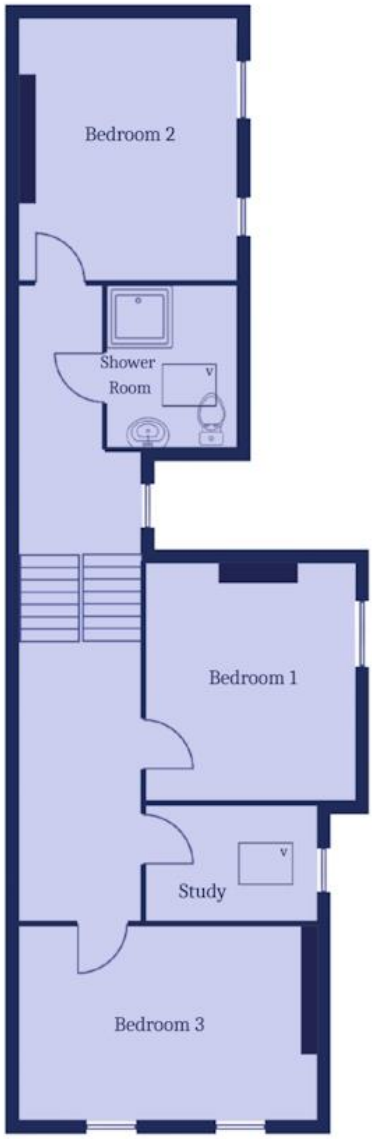
Bedroom, study and additional bathroom facilities











Second Floor

The advantage

Three bedrooms, a study and shower room provide privacy and room to adapt.

Accommodation

Ground Floor

Porch *5' 9" x 4' 2" (1.74m x 1.27m)*
Original wooden front door with glazed panels, along with original deep skirting boards and cornice. Fitted doormat. Doors to the coat cupboard and hallway.

Entrance Hall
Fitted carpet. Original cornice, picture rails, dado rails, deep skirting boards, feature timber beamed ceiling and stairs to the first floor. Doors to the sitting room / bedroom, shower room and kitchen / diner. Power points. Central heating radiator. Under stair cupboard.

Sitting Room / Bedroom 6 *16' 0" x 16' 3" into bay (4.87m x 4.95m into bay)*
An excellent room to the front of the house, with a large original wooden sash window to the front and fitted shutters. Fitted carpet. Original picture rails, cornice, timber beamed ceiling and deep skirting boards. Central heating radiator. Power points.

Shower Room *5' 10" x 13' 0" (1.78m x 3.96m)*
Tiled floor and part tiled walls. Suite comprising a large walk-in shower with mixer shower, WC and sink set into a vanity unit with plenty of storage. Two wall lights. Recessed lights. Heated towel rail.

Kitchen / Diner *10' 11" x 27' 9" (3.32m x 8.46m)*
A large kitchen / diner with kitchen comprising fitted wall units and base units with shaker style doors and laminate work surfaces. Integrated appliances including an electric oven, four zone induction hob, under counter fridge and freezer, and a dishwasher. One and a half bowl composite sink with drainer. Space for a fridge freezer. Part tiled walls. Power points. Central heating radiator. Double doors to the living room, uPVC double glazed window to the side and a door to the rear into the utility room. Laminate floor.

Living Room *14' 11" max into bay x 27' 6" (4.54m max into bay x 8.38m)*
This is a very spacious, warm and light living room off the kitchen and with two uPVC double glazed bay windows to the side and double doors to the rear into the garden. Fitted carpet. Fitted electric fire with stone surround. Two central heating radiators. Power points and TV point. Coved ceiling. This room has a router hub, with cables to boosters in four other locations around the house.

Utility Room *11' 11" x 9' 11" (3.62m x 3.02m)*
Vinyl flooring. Built-in cupboard. uPVC double glazed door out to the garden. Doors to the laundry and WC. Power points. Central heating radiator.

WC *6' 4" x 8' 6" (1.94m x 2.58m)*
Vinyl flooring. Built-in cupboard. WC and sink. Wooden window to the rear. Central heating radiator.

Laundry *8' 7" x 8' 6" (2.61m x 2.58m)*
Fitted storage and a single bowl stainless steel sink with drainer. Plumbing for washing machine and dryer. Power points. Wooden window to the rear. Central heating radiator.

First Floor

Landing
Fitted carpet to the stairs and landing. Original dado rails, deep skirting boards and stairs to the second floor. Central heating radiator. Power points.

Kitchen / Dining / Living Space *22' 3" max x 32' 10" max (6.78m max x 10m max)*
An exceptional first floor, open plan living space to the front of the house, with dual aspect having an original wooden sash bay window to the front overlooking the wooded church grounds along with original windows to the side. Fitted shutters to the bay windows. The living space has a fitted carpet, original cornice and deep skirting boards, bespoke fitted storage, power points (many with USB points) and a WiFi hub. This area is then open to the kitchen / diner. The German kitchen comprises a range of base units and tall cupboards all with handleless cabinet doors. There is a central peninsular unit with quartz work surface. Integrated Neff

appliances include an electric oven, microwave, warming drawer, dishwasher, five zone induction hob, a full height fridge and a freezer. One and a half bowl composite sink with drainer. Original cornice. Central heating radiator. Wall mounted extractor fan. This area has an array of feature lighting throughout which can create an incredibly atmospheric space - ideal for families and for entertaining.

Bedroom 4 *14' 8" into bay x 13' 7" (4.48m into bay x 4.13m)*
A double bedroom with two uPVC double glazed bay window to the side and an additional window to the rear. Fitted carpet. Central heating radiator. Power points and WiFi hub.

Bedroom 5 *11' 10" into recess x 13' 1" (3.61m into recess x 3.99m)*
The second double bedroom on the first floor, this time with two uPVC double glazed windows to the side. Fitted carpet. Flexible fitted shelving, hanging and drawer space to one wall. Central heating radiator. Power points and WiFi hub.

Bathroom *7' 3" x 9' 11" (2.21m x 3.01m)*
Vinyl flooring and tiled walls. Bathroom suite comprising a corner bath, shower cubicle with mixer shower, WC and sink. Central heating radiator. Coved ceiling.

Second Floor

Landing
Fitted carpet to the stairs and landing. This landing provides a space that can be ideal for home working, or for additional storage. uPVC double glazed window to the side. Central heating radiator. Original dado rails and deep skirting boards. Doors to three bedrooms, study and bathroom.

Bedroom 1 *15' 0" x 12' 11" into recess (4.57m x 3.94m into recess)*
Currently the main bedroom, with uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Power points, TV point and WiFi hub. Ceiling fan.

Bedroom 2 *11' 10" into recess x 13' 1" (3.61m into recess x 3.99m)*
Double bedroom with uPVC double glazed windows to the side. Fitted carpet. Original cast iron fireplace (not working) and surround. Power points. Central heating radiator.

Bedroom 3 *16' 1" into recess x 10' 7" (4.89m into recess x 3.23m)*
Double bedroom with two uPVC double glazed sash windows to the front overlooking the church grounds. Fitted carpet. Central heating radiator. Power points.

Shower Room *7' 1" x 7' 4" (2.17m x 2.23m)*
Tiled floor with under floor heating. Part tiled walls. Suite comprising a shower cubicle with twin head mixer shower, a WC and sink. Velux window to the side. Fitted shelving with lighting. Recessed lights. Fitted mirror with lighting. Extractor fan.

Study *10' 4" x 6' 4" (3.14m x 1.94m)*
A great study space, with fitted carpet, uPVC double glazed window and Velux window to the side, a central heating radiator and power points. Modern loft hatch with built-in wooden step ladder giving access to a very large, boarded and lit loft space.

Outside

Front
Off road parking for three cars laid to block paving. Gated access to the rear garden. Mature tree and plants. Outside tap. Motion sensitive, discreet accent lighting of the front of the house and the tree by the front wall. Illuminated house number on wall of front of house. Original stone and brick walls.

Rear Garden
An excellent and very private rear garden with a well-sized patio accessed from the house as well as an area of artificial grass and a lawn, full of mature planting. The patio is paved with grey, quartz-streaked granite and there are black artificial timber decking walkways. Outside tap and power points. Access to the garage and gated side access to the front.

Garage *10' 6" x 41' 9" (3.21m x 12.73m)*
A secure double door from the garden and a remote controlled electric roller shutter door from the rear lane. There is space in this garage to park a car. Power and electric light.

Additional Information

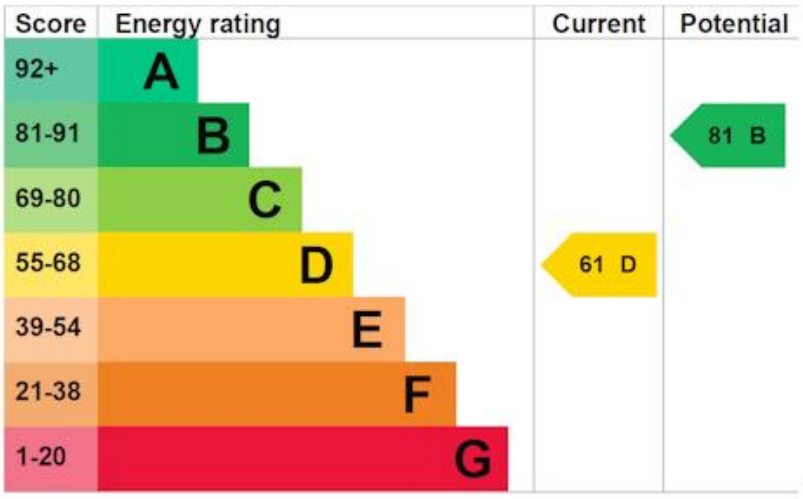
Tenure
The property is held on a freehold basis (WA478162).

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

Approximate Gross Internal Area
3494 sq ft / 324.6 sq m.

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

Energy Performance Certificate



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