

7 Archer Road

Penarth, Vale of Glamorgan, CF64 3HW



A very attractive double fronted Edwardian semi-detached house, full of charm and character and located in an excellent position close to local schools and within easy reach of the town centre. The property does require a level of upgrading throughout but offers phenomenal family space, with a south facing garden. The accommodation currently comprises four reception rooms, kitchen and WC on the ground floor along with the five bedrooms, two bathrooms and another WC on the first floor. The property has an attractive front garden and the rear garden has an number of excellent sitting spots, plus a garage with lane access. Viewing is strongly advised and there is no onward chain. EPC: TBC.

**David
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Your local Estate Agent & Chartered Surveyor

£795,000

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Accommodation

Ground Floor

Porch 4' 2" x 4' 9" (1.27m x 1.45m)

Original wooden front door, window above and original Victorian floor tiles. Original glazed panel inner door to the hall.

Hall

Fitted carpet. Stairs to the first floor. Original cornice, deep skirting boards and doors to all reception rooms. Central heating radiator. Power points.

Living Room 12' 10" x 18' 2" into bay (3.9m x 5.53m into bay)

A reception room with original wooden sash window to the front. Fitted carpet. Original deep skirting boards, picture rails and cornice. Central heating radiator. Power points. Wooden window to the side.

Lounge 12' 11" into recess x 18' 1" (3.94m into recess x 5.51m)

A large lounge with original wooden sash windows to the front, original cornice, picture rails, deep skirting boards and a wooden fire surround. Fitted carpet. Extensive fitted bookshelves. Central heating radiator. Power points.

Sitting Room 13' 0" x 15' 1" (3.97m x 4.59m)

A sunny sitting room with wooden glazed panel door and windows the open onto the garden. Original picture rails, deep skirting boards and cornice. Block fireplace with fitted gas fire. Power points and TV point.

WC 4' 7" x 3' 0" (1.39m x 0.92m)

Fitted carpet and part tiled walls. WC and pedestal sink. Central heating radiator. Wooden sash window to the side.

Pantry Cupboard 6' 4" x 3' 10" (1.94m x 1.16m)

A pantry cupboard with space for coats off the main hall, with original dresser and a window to the side.

Dining Room 12' 8" x 13' 9" into recess (3.86m x 4.19m into recess)

The fourth reception room, again of good proportions but one that has potential to be reconfigured to provide a kitchen / diner at the rear of the house. Fitted carpet. Original wooden sash windows to the side and picture rails. Two built-in cupboards. Power points. Central heating radiator. Door to the kitchen.

Kitchen 12' 6" x 14' 3" (3.82m x 4.34m)

Fitted kitchen comprising wall units and base units with tiled work surfaces. Integrated appliances including an electric oven, grill, four zone electric hob, extractor hood, counter level fridge and freezer as well as a dishwasher. Plumbing for washing machine. Single bowl sink with drainer. Central heating radiator. Tiled floor. Glazed door to one side along with windows to the other side and the rear. Power points. Built-in cupboard.

First Floor

Landing

Fitted carpet to the stairs and landing. Original panelled doors to all rooms, wooden sash window to the side with stained glass, deep skirting boards and cornice. Hatch to the loft space. Central heating radiator. Power points. uPVC double glazed window to the side.

Bedroom 1 12' 9" x 18' 1" into bay (3.88m x 5.5m into bay)

Double bedroom with original wooden sash bay window to the front and an en-suite shower room. Original picture rails and skirting boards. Fitted carpet. Pedestal sink. Central heating radiator. Power points. Door to the en-suite.

En-Suite 7' 8" x 4' 11" (2.34m x 1.49m)

Vinyl flooring. Suite comprising a shower cubicle with twin head mixer shower, a WC and a pedestal sink. Original wooden sash window to the side. Heated towel rail. Fitted mirror and light with shaver point.

Bedroom 2 13' 1" x 18' 1" (4m x 5.51m)

The second front facing double bedroom, again with original wooden sash windows and a pedestal sink. Original picture rails and skirting boards. Coved ceiling. Central heating radiator. Fitted carpet. Power points. Fitted wardrobe.

Bedroom 3 13' 0" into recess x 15' 0" (3.97m into recess x 4.58m)

Another double bedroom, this time with uPVC double glazed windows to the rear that overlook the garden. Fitted carpet. Fitted wardrobes to one wall. Central heating radiator. Pedestal sink. Power points. Original picture rails.

Bedroom 4 12' 8" x 15' 10" into bay (3.87m x 4.83m into bay)

A large double bedroom to the rear of the property with a very pleasant original wooden sash window that overlooks the garden and the surrounding area. Fitted carpet. Central heating radiator. Power points. Original picture rails.

Bedroom 5 9' 5" x 9' 8" (2.88m x 2.95m)

The smallest bedroom but a very useful space and ideal as a home office. Fitted carpet. Original wooden sash window to the side. Central heating radiator. Built-in cupboard. Power points.

Bathroom 9' 5" x 5' 10" (2.88m x 1.79m)

Suite comprising a panelled bath, pedestal sink and shower cubicle. Fitted carpet. High level cupboard. Wooden sash window to the side with secondary glazing. Part tiled walls. Central heating radiator. Fitted mirror.

WC 9' 5" x 3' 2" (2.88m x 0.96m)

Fitted carpet. WC. Wooden sash window to the side.

Outside

Front

The property benefits from a nicely landscaped, mature front garden, full of planting and with paved areas. There is an original brick wall to the front, iron railings, gate and a pathway to the front door.

Rear Garden

This is a very attractive rear garden with original stone walls to both sides, a garage with lane access, lawn, mature borders and a south facing aspect. The garden as a charming sitting and dining in the side return, accessed from the sitting room, which is laid to paving. On the other side of the property is a wide area that has a greenhouse, timber shed and gated access to the front. Outside tap.

Garage

Single garage with up and over door to the rear lane, and windows and door into the garden.

Additional Information

Tenure

The property is freehold (WA506942).

Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £5276.09.

Utilities

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

Approximate Gross Internal Area

2367 sq ft / 219.9 sq m.

Energy Performance Certificate

Floor Plan

















