26 Victoria Square

Penarth, Vale of Glamorgan, CF64 3EL









A very special character property overlooking Victoria Square, in an excellent location close to Penarth town centre and just a short walk from a number of local schools. This property, once part of a larger detached house built by a prominent ship owner in the early 20th century, offers fantastic family accommodation across three storeys plus a sizeable basement. There are two reception rooms plus a kitchen / diner, four double bedrooms and two bathrooms plus two additional WCs. The basement spans the whole of the ground floor and is split into three separate, very usable spaces as well as a utility room. There are very attractive gardens to the front and rear, with the rear garden having potential for lane access. Viewing advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£1,195,000

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Accommodation

Ground Floor

Hall
Entered via the external covered porch through a wooden front door with stained glass panels. Wood effect Amtico flooring. Original doors to both reception rooms (with period fittings) and a stair case to the first floor with under stair cupboard. Central heating radiator. Power points. Original cornice and deep skirting boards.

Sitting Room *15' 9" x 21' 7" into bay (4.81m x 6.57m into bay)*
An attractive main reception room with feature original bay window the front that has a charming window seat that overlooks Victoria Square and the grounds of All Saints Church. Additional original wooden sash window to the side with stained glass. Original fireplace with cast iron grate, wooden surround and slate hearth - with a gas fire. Original deep skirting boards, dado rails, picture rails and cornice. Two central heating radiators. Fitted carpet.

Living / Dining Room *15' 9" x 13' 5" to doorway (4.79m x 4.1m to doorway)*
The second sitting room. Wood effect Amtico flooring continued from the hall. Wooden sash windows to the side. Original stone fireplace with gas fire (disconnected) and recess cupboard to the side. Central heating radiator. Original picture rails and cornice. Door to the kitchen / diner.

Kitchen / Dining *15' 11" x 21' 8" (4.84m x 6.6m)*
An extended and completely remodelled kitchen / diner to the rear of the property, with triple aspect having wooden sash windows to both sides as well as new uPVC double glazed sash windows to the rear overlooking the garden. The fitted kitchen comprises wall units, base units and a central island, with slim profile quartz work surfaces and matching upstands. Freestanding range cooker with double oven and five gas burners. Extractor hood. Recess for a fridge freezer. Integrated dishwasher. Countersunk ceramic sink with drainer and an additional brass butler sink in the island. Recessed lights. Central heating radiator. Built-in cupboard with fitted shelving and lights. Solid oak staircase down to the side lobby that gives access to the WC and basement.

Side Lobby
A quality, wood effect laminate floor to match the solid oak staircase. Doors to the basement and WC. Low level built-in cupboard, measuring 2.9m x 3.6m approx and with light and power. Composite glazed panel door out to the side.

WC *2' 9" x 4' 7" (0.85m x 1.4m)*
Wood flooring. WC with integrated sink. uPVC double glazed window to the rear. Recessed light. Extractor fan.

Basement

Room 1 *15' 9" x 13' 4" into recess (4.79m x 4.07m into recess)*
This first room has a concrete floor and original stone walls and steel beams. Central heating radiator. Wall mounted gas boiler. The clearance is roughly 1.94m to the underside of the steel beams.

Store *16' 9" into recess x 5' 1" (5.11m into recess x 1.54m)*
Power points and fitted shelving

Room 2 *15' 7" x 20' 10" into recess (4.74m x 6.35m into recess)*
Accessed from the first basement room through the storage area. This is the larger of the two basement rooms and again has a concrete floor, original stone walls and original steel beams. The clearance is roughly 1.87m to the underside of the steel beams.

Utility Room *10' 5" x 10' 4" into recess (3.17m x 3.15m into recess)*
Fitted storage units and work surface. Single bowl stainless steel sink with drainer. Plumbing for washing machine. Fitted freezer. Power points.

First Floor

Landing
Fitted carpet to the stairs and landing. Built-in airing cupboard with hot water cylinder and fitted shelving. Power points. Stairs to the upper level and bedroom 1. Original doors to the second bedroom, bathroom and additional WC (all with period fittings). Fitted shelving. Original cornice and wooden sash window to the side. Stairs to the second floor.

Bedroom 1 *15' 10" x 21' 7" into bay (4.82m x 6.58m into bay)*
A very large principle bedroom to the front of the property with a gorgeous original bay window that overlooks Victoria Square. Original wood flooring, fireplace with cast iron grate, wood and tiled surround and a tiled hearth with guard rail. Original deep skirting boards, dado rails, picture rails and cornice. Central heating radiator. Power points. Door to the en-suite.

En-Suite *5' 7" x 5' 10" (1.71m x 1.79m)*
A fully tiled en-suite comprising of a walk-in shower, WC and a sink with storage below. Heated towel rail. uPVC double glazed window to the side. Wall mounted bathroom cabinet with mirrored door. Recessed lights.

Bedroom 2 *12' 2" x 12' 8" into recess (3.72m x 3.86m into recess)*
A double bedroom to the rear of the property with three original wooden sash windows that overlook the garden. Fitted carpet. Central heating radiator. Deep built-in wardrobe. Power points. Original picture rails, cornice and deep skirting boards.

Bathroom *9' 6" max x 11' 10" max (2.9m max x 3.6m max)*
A large, classically styled bathroom with a suite comprising of a freestanding claw-foot bath tub, corner shower cubicle with twin head mixer shower, a wash stand with sink and storage below plus a WC. Part tiled walls. Wood flooring. Two original wooden sash windows to the side. Original cornice and picture rails. Central heating radiator and a heated towel rail.

WC *3' 1" x 4' 10" (0.95m x 1.48m)*
Vinyl flooring and tiled walls. WC and sink. Central heating radiator. Original wooden sash window to the side.

Second Floor

Landing
Fitted carpet to the stairs and landing. Part timber clad walls, with a high level stained glass window into bedroom 4. Original doors to bedrooms 3 and 4 - both with period fittings.

Bedroom 3 *12' 10" x 10' 11" into recess (3.92m x 3.33m into recess)*
A double bedroom with uPVC double glazed windows that overlook the rear garden. Fitted carpet central heating radiators. Power points. Part timber clad walls and with exposed roof trusses and beams.

Bedroom 4 *10' 4" x 13' 5" into recess (3.15m x 4.08m into recess)*
The fourth and final double bedroom, this time with original wooden sash windows to the side. Fitted carpet. Central heating radiator. Power points.

Outside

Front and Side
A very mature front garden that gives the house a lot of privacy. With a lawned area, water feature and full of mature plants and trees. Paved pathway to the side, with sensor controlled lighting, that leads to the new external porch and front door. Outside power socket and tap.Original brick walls, iron railings and stunning views over Victoria Square.

Rear Garden
An enclosed rear garden, with an abundance of colourful mature plants and trees, a block paved patio and lawn. Pathway to the rear of the garden laid to stone chippings and with natural stone paving. Pond with water feature. Brick wall to the rear with the potential for lane access. Raised beds to one side and a pathway to a second raised area with block paved patio and a greenhouse / store with uPVC double glazed windows, Perspex roof, power points and electric lights. There are further outside lights throughout the garden - including on both patios - as well as an outside tap and power sockets.

Additional Information

Tenure
The property is freehold (WA80564).

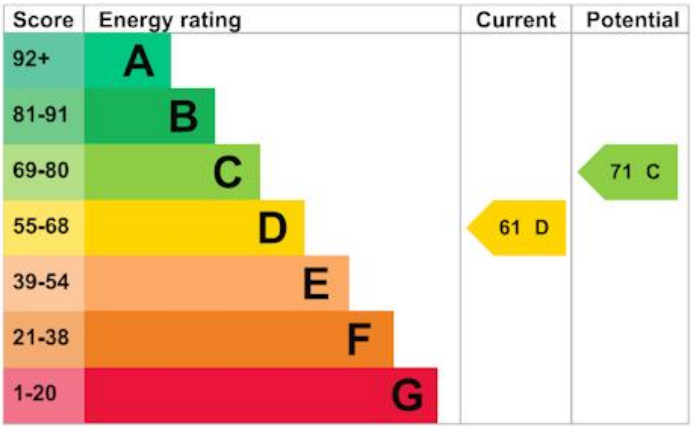
Council Tax Band
The Council Tax band for this property is I, which equates to a charge of £5276.09 for 2026/27.

Approximate Gross Internal Area
3003 sq ft / 279.0 sq m.

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

Solar Water Heating System
The property has a 4 sq m solar water heating system. This comprises of two solar collectors on the roof that automatically preheats water for the house's hot water tank, resulting in less need to use the boiler to heat hot water, as you are no longer heating water from cold.

Energy Performance Certificate



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Floor Plan





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