163 Plymouth Road

Penarth, Vale of Glamorgan, CF64 5DG









A very attractive, detached period property with views of the Bristol Channel, wonderful family living space, extensive off road parking and a large westerly rear garden. For sale with no onward chain. The property has been improved by the current owners and maintained to a very high standard. Located in an extremely popular area that gives easy access to a number of local schools, the park, Cliff Walk and town centre. Although modernised, there is scope to extended and reconfigure to suit a number of needs. Viewing is advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£1,575,000

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Accommodation

Ground Floor

Porch *6' 1" x 2' 3" (1.86m x 0.69m)*
Wooden front door and window, and a glazed panel inner door to the hall. Low level meter cupboards. Fitted doormat.

Entrance Hall
A light and airy central entrance hall that gives access to all main ground floor rooms along with views and direct access out onto the garden. Wood effect LVT flooring throughout. Central heating radiator. Feature staircase and wall panelling. Power points. Glazed timber doors and windows to the rear.

Sitting Room *11' 11" x 15' 2" into bay (3.62m x 4.62m into bay)*
A very pleasant and versatile sitting room with uPVC double glazed bay window to the front with views over the park and towards the Bristol Channel. Feature wall panelling. Central heating radiator. Power points and TV point. Original cornice.

Living Room *11' 10" into recess x 20' 10" (3.61m into recess x 6.36m)*
This is a spacious family room with uPVC double glazed window to the front and aluminium double glazed bifold doors to the rear into the garden. A classically style modern gas fire with stone surround and recessed cupboards and shelves to either side. Wooden shutters to front window and rear doors. Two central heating radiators. Power points. Original cornice.

Kitchen / Diner *18' 6" max x 23' 3" max (5.64m max x 7.08m max)*
A superb open plan space at the back of the house - one that provides stylish and comfortable family space lovely views over the garden. Wood effect LVT flooring continued from the hall. The XXXXXX fitted kitchen comprises base units and Central island with shaker style cabinet doors and quartz work surfaces. Integrated AEG appliances including a double fridge freezer and dishwasher. Rangemaster range cooker with six burner gas hob, double oven, grill and extractor hood above. Twin bowl porcelain sink. Aluminium double glazed windows and doors to the garden. This space has a very attractive vaulted ceiling with exposed painted beams and trusses. Fitted roller blinds to all windows. Power points. Central heating radiator. Fitted wall lights. Door to the utility room.

Utility Room *8' 10" x 8' 1" (2.69m x 2.47m)*
An excellent laundry room with ample fitted storage, a porcelain sink and plumbing for washing machine and dryer. Tall central heating radiator. Recessed lights. Power points. Door to the bathroom and another to the side that opens to the driveway.

Bathroom *8' 10" x 12' 2" (2.68m x 3.72m)*
Wood effect tiled floor. Suite comprising a walk-in shower with twin head mixer shower, a freestanding bath, WC and sink with storage below. Wall panelling. uPVC double glazed window to the front with fitted shutters. Heated towel rail. Recessed lights. Extractor fan.

First Floor

Landing
Fitted carpet. uPVC double glazed window to the front with original stained glass. Attractive decorative wall panelling. Central heating radiator. Original cornice. Built-in linen cupboard with fitted shelving.

Bedroom 1 *11' 11" x 18' 1" (3.63m x 5.52m)*
A spacious double bedroom with fitted carpet and uPVC double glazed windows to the front and rear, both with fitted shutters. Power points. Coved ceiling. Central heating radiator. Door to the en-suite.

En-Suite *8' 2" x 6' 4" (2.49m x 1.92m)*
Vinyl flooring and tiled walls. Suite comprising a walk-in shower with mixer shower, WC and pedestal sink. Heated towel rail. uPVC double glazed window to the rear. Recessed lights. Extractor fan.

Bedroom 2 *11' 10" x 12' 7" into bay (3.61m x 3.84m into bay)*
Double bedroom with uPVC double glazed bay window to the front that gives views over the park and Bristol Channel. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 *9' 1" x 13' 0" (2.76m x 3.96m)*
Double bedroom to the rear with uPVC double glazed window overlooking the garden and Railway Path. Fitted carpet. Central heating radiator. Picture rails and coving. Power points and TV point.

Bedroom 4 *8' 9" x 11' 8" plus wardrobe (2.66m x 3.56m plus wardrobe)*
Double bedroom with uPVC double glazed corner window to the front and that gives views over the park. Fitted carpet. Central heating radiator. Built-in airing cupboard with hot water cylinder.

Bathroom *8' 8" x 6' 8" (2.64m x 2.04m)*
Wood effect vinyl flooring. Suite comprising a side to wall claw foot bathtub with twin head mixer shower and glass screen, a WC and a sink with storage below. Central heating radiator with towel rail. Extractor fan. uPVC double glazed windows to the side and rear. Tiled walls.

Outside

Front
This is a large frontage with lawn and a gated, block paved driveway that provides parking for five to six cars.

Balcony
A well proportioned balcony at the front of the house, with space for chairs and views over the park and Bristol Channel. Accessed from the main bedroom and perfect for a morning coffee.

Rear Garden
A fully enclosed rear garden with a westerly aspect that backs onto the Railway Path to ensure excellent privacy and a wooded outlook. Large lawn and a sizeable natural stone patio. Outside lights and power points. Garden shed. Gated side access to the front.

Additional Information

Tenure
The property is freehold (WA156114).

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

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

Approximate Gross Internal Area
2042 sq ft / 189.7 sq m.

Planning Permission
The property has Planning Permission (2022/00419/FUL) for a double and single storey rear extension, exterior alterations and garden room with swimming pool. Full plans are available on request, and from the Vale of Glamorgan Planning Register.

163 Plymouth Road, Penarth, Vale of Glamorgan, CF64 5DG

Energy Performance Certificate

Floor Plan



For illustrative purposes
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