105 Westbourne Road

Penarth, Vale of Glamorgan, CF64 5BQ

A characterful detached period property located on a large plot, in a popular part of Penarth within easy reach of locals schools, sports facilities and the Esplanade and Cliff Walk as well as the town centre. The ground floor comprises the porch and entrance hall, three reception rooms and kitchen. There are then three bedrooms and the bathroom with separate WC on the first floor. The property has an attractive front garden, excellent off road parking to the side, a garage and a very well landscaped and private rear garden with a westerly aspect. Viewing is advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£699,950

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch *4' 9" x 5' 1" (1.44m x 1.54m)*
Original wood front door and a uPVC double glazed window to the side with original leaded stained glass. Original black and white tiled floor. uPVC double glazed inner door.

Hall
A spacious hallway with original wood block flooring, uPVC double glazed window to the side with original leaded stained glass, picture rails, skirting boards, stairs and doors to the three reception room. Central heating radiator. Power points. Under stair cupboard.

Living Room *12' 8" x 14' 3" into bay (3.86m x 4.35m into bay)*
A very pleasant living room with uPVC double glazed windows and sliding doors to the rear onto the garden. Wood block flooring. Original cornice and skirting boards. Fireplace with gas fire and wooden surround with slate hearth. Power points.

Sitting Room *11' 10" x 15' 2" into bay (3.6m x 4.62m into bay)*
uPVC double glazed bay window to the front with leaded stained glass and a matching window to the side. Wood block flooring. Fireplace with gas fire and wooden surround. Coved ceiling. Power points. Central heating radiator.

Dining Room *11' 2" x 11' 0" (3.4m x 3.36m)*
A third reception, which is currently being used as a dining room being adjacent to the kitchen. Original picture rails. uPVC double glazed window to the side with Venetian blind.

Kitchen *10' 9" x 10' 0" (3.28m x 3.04m)*
A part open plan kitchen to the dining room with uPVC double glazed windows to both sides and a door to the rear into the garden. Fitted kitchen comprising of wall units and base units with granite effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor fan and washing machine. Freestanding fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points.

First Floor

Landing
Fitted carpet to the stairs and landing. Power points. Original doors to all three bedrooms, the bathroom and the WC. uPVC double glazed window to the front with original stained glass. Stairs to the second floor loft room. Built-in cupboard with fitted shelving.

Bedroom 1 *11' 9" into wardrobes x 15' 11" into bay (3.57m into wardrobes x 4.85m into bay)*
A double bedroom with uPVC double glazed bay window to the front and extensive fitted wardrobes to one wall. Fitted carpet. Central heating radiator. Power points. Fitted blinds to the windows. Original picture rails and skirting boards.

Bedroom 2 *12' 8" x 12' 2" (3.85m x 3.7m)*
The second double bedroom, this time with a uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Original cornice, picture rails and skirting boards. Power points.

Bedroom 3 *11' 2" x 8' 6" (3.4m x 2.6m)*
The third well proportioned bedroom. Fitted carpet. Fitted shelving to one wall. uPVC double glazed window to the side. Original picture rails and skirting boards.

Bathroom *5' 10" x 6' 6" (1.78m x 1.98m)*
A fully tiled bathroom with a suite comprising of a large walk-in shower with twin head mixer shower and a sink with storage below. uPVC double glazed window to the side. Heated towel rail. Bathroom cabinet with mirrored doors. Recessed lights and extractor fan.

WC *4' 11" x 3' 3" (1.5m x 1m)*
Tiled floor. uPVC double glazed window to the front with roller blind. WC.

Second Floor

Loft Room *16' 2" x 10' 6" (4.92m x 3.19m)*
A spacious loft room with Velux window to the rear. Central heating radiator. Power points. Eaves storage on both sides.

Outside

Front
A very pleasant front garden laid to lawn, and with mature trees and plants. There is a driveway to the side laid to stone chippings that provides parking for up to three cars, leading to the garage.

Rear Garden
This is a large and private rear garden with a westerly aspect. Laid mainly to lawn but with a natural stone paved patio and pathway down to the end of the garden. There are planting beds and hedging to all three sides as well as a number of attractive central trees. Side access to the driveway. Greenhouse. Outside tap.

Garage
A side garage with up and over garage door.

Additional Information

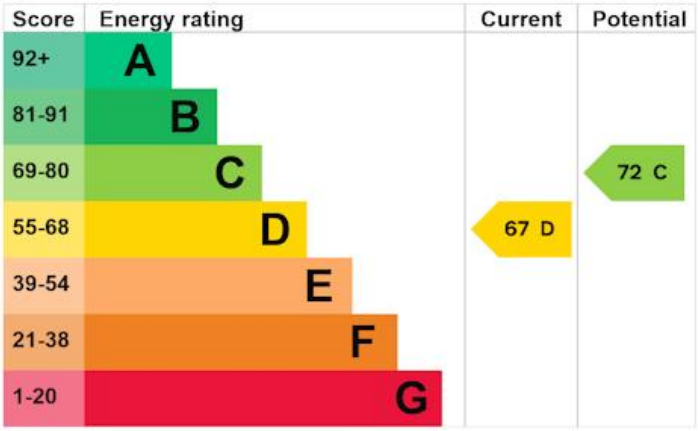
Tenure
The property is freehold (WA116519).

Council Tax Band
The Council Tax band for this property is G, which equates to a charge of £3768.63 for 2026/27.

Approximate Gross Internal Area
1523 sq ft / 141.5 sq m.

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

Energy Performance Certificate



105 Westbourne Road, Penarth, Vale of Glamorgan, CF64 5BQ

Floor Plan

EMORIES

PLACE
4 SEPTEMBRE