

Whitcliffe House, 2 Whitcliffe Drive

Penarth, The Vale Of Glamorgan, CF64 5RY



A beautifully presented and very spacious detached property with stunning Bristol Channel views, located on one of the most sought after roads in Penarth, offering exceptional family accommodation within easy reach of local schools as well as Cosmeston Lakes and the Cliff Walk. Accommodation comprises of two sitting rooms, a kitchen / dining / living space, conservatory, WC and utility room on the ground floor. There are then four bedrooms and four bathrooms on the first floor. The property has a very pleasant front garden that can be accessed from the kitchen / diner, a three to four car gated driveway to the side, and a rear garden with a westerly aspect, deck, lawn and swimming pool plus a garage. All-in-all, this property offers a huge amount for buyers of any age and family size. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,350,000

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Accommodation

Ground Floor

Entrance Hall

Original wood block flooring. Stairs to the first floor. Doors to the kitchen / diner, living room, conservatory and WC. Two central heating radiators - one with cover. Coved ceiling. Power points.

Living Room 10' 11" x 29' 2" into bay (3.32m x 8.88m into bay)

A very spacious living room with wood block flooring that continues from the hall. uPVC double glazed bay window to the front and doors and windows to the rear into the conservatory. Dado rails and coved ceilings. Two central heating radiators. Power points. Stone fireplace with gas fire.

Conservatory 10' 6" plus doorway x 20' 6" (3.2m plus doorway x 6.24m)

A very pleasant sitting room with uPVC double glazed windows and doors that give access into and overlook the garden. Natural stone flooring. Power points. Two central heating radiators. Electric light and ceiling fan. Fitted Roman blinds to all windows. Two fitted wall lights.

WC 2' 7" x 8' 3" (0.8m x 2.52m)

A fully tiled WC with WC and a sink with storage below. Heated towel rail. Extractor fan.

Kitchen / Dining / Living 24' 6" max x 25' 6" max (7.48m max x 7.77m max)

A large kitchen / dining / living space at the front of the property and with potential for water views over the Bristol Channel. Tiled floor throughout. Fitted kitchen comprising wall units and base units with black granite work surfaces. Freestanding range cooker with double electric oven, grill, warming drawer and a six zone electric hob. Extractor hood. Integrated appliances including a dishwasher and a full height fridge and freezer. One and a half bowl countersunk stainless steel sink with drainer. There are windows to the side, rear and to the front along with double doors that give access into the front garden. Fitted Venetian blinds to the front and rear and Roman blinds on the side windows. Power points and TV point. There is a door to the rear into the side lobby.

Side Lobby 5' 3" x 4' 11" (1.59m x 1.49m)

uPVC double glazed door to the side onto the driveway. Doors into the utility space and the lounge.

Utility Room 11' 9" max x 8' 4" max (3.57m max x 2.53m max)

Tiled flooring. Built-in cupboard. Fitted wall units and base units to match the kitchen, with laminate work surfaces and a stainless steel sink. Central heating radiator. Power points. Extractor fan.

Lounge 16' 4" x 15' 0" (4.99m x 4.58m)

A very pleasant sitting room that opens out onto the garden at the rear, and a space that enjoys a dual aspect with a further uPVC double glazed window to the side. Fitted roller blind to the window and Venetian blind to the doors. Tiled floor. Coal effect electric fire with wooden surround and a granite hearth. Power points and TV point. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Coved ceiling. Hatch to the loft space. Sea views to the front and uPVC double glazed doors that open onto the balcony.

Bedroom 1 12' 8" x 16' 6" max (3.87m x 5.03m max)

The master bedroom, with sea views and two en-suite bathrooms and a dressing room. Fitted carpet. uPVC double glazed window to the side with Channel views and a uPVC double glazed window to the rear that overlooks the garden. Two central heating radiators. Power points and TV point. Doors to both bathrooms and the dressing room.

En-Suite Shower Room 6' 5" max x 8' 10" max (1.95m max x 2.69m max)

A fully tiled shower room with walk-in shower, WC and sink. uPVC double glazed window to the side. Recessed lighting. Heated towel rail.

En-Suite Bathroom 6' 1" x 7' 0" (1.86m x 2.14m)

Fully tiled once again, this time with a bath and a sink. Heated towel rail. Recessed lights. Fitted wall cabinet and shelf.

Bedroom 2 10' 11" x 19' 10" into bay (3.33m x 6.04m into bay)

Another spacious double bedroom with potential to be the main bedroom. uPVC double glazed bay window to the front with window seat and stunning views across the Bristol Channel. Fitted carpet. Two central heating radiators. Fitted wardrobes. Coved ceiling. Power points and TV point. Door to the rear into the en-suite.

En-Suite 10' 10" x 6' 5" (3.31m x 1.96m)

A spacious en-suite bathroom with a suite comprising a bath, WC and sink. uPVC double glazed window to the rear with fitted roller blind. Central heating radiator. Fitted wall drawer unit. Recessed lights.

Bedroom 3 12' 0" x 14' 6" into bay (3.67m x 4.41m into bay)

A dual aspect double bedroom with uPVC double glazed windows to the front (a bay window) and side - both that give attractive water views over the Bristol Channel and along the Cliff Walk. Fitted carpet. Built-in wardrobe. Central heating radiator. Coved ceiling. Power points.

Bedroom 4 11' 6" into bay x 11' 7" (3.51m into bay x 3.54m)

A double bedroom with uPVC double glazed bay window to the side that gives very pleasant views along the Cliff Walk and across the Channel towards the Severn Bridges. Fitted carpet. Built-in cupboard and wardrobe. Central heating radiator. Power points. Two fitted wall lights.

Bathroom 7' 8" x 5' 8" (2.34m x 1.73m)

A fully tiled bathroom with a suite that comprises of a walk-in shower, WC and sink with storage below. Fitted mirror and wall cupboard with lights. Heated towel rail.

Outside

Front

A sitting area in its own right, this is a front garden laid to block paving and lawn. There is attractive, mature planting throughout along with privacy hedging and outside lights. A perfect spot to enjoy the morning sun and one that can be accessed from the kitchen.

Side

The side of the property provides gated off road parking for at least two vehicles, laid to block paving. From here is gated access into the front garden and rear garden as well as there being a door into the property itself.

Rear Garden

An enclosed rear garden over two levels, with a westerly aspect. There is a sizeable paved patio on the upper level with plenty of space for outdoor furniture of all kinds. This steps down onto the lawn. There is an endless swimming pool, outside power sockets, lights, a timber shed and greenhouse. From the garden, you have access into the garage as well as to the driveway.

Garage 17' 5" x 17' 3" (5.31m x 5.26m)

A double garage accessed from Craven Walk at the side of the house. Electric roller shutter door and a door to the side into the garden. Lights and power points.

Additional Information

Tenure

The property is freehold (WA717908).

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

2702 sq ft / 251.0 sq m.

Utilities

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

Energy Performance Certificate

Floor Plan

















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