

17 West Terrace

Penarth, Vale of Glamorgan, CF64 2TX



An excellent, characterful terraced property located close to the town centre and within easy reach of schools and train station. Upgraded in a sympathetic, traditional style over the years to retain a lot of original features. The ground floor comprises the entrance hall, lounge, dining room, kitchen and cloakroom. There are two double bedrooms and a very spacious bathroom on the first floor along with a master bedroom with en-suite above. The property also benefits from having a basement that gives very useful additional utility space, a forecourt to the front and an enclosed rear garden with westerly aspect and rear lane access. Viewing is advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£425,000

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Accommodation

Ground Floor

Hall

An elegant entrance hall with original features comprising the timber glazed panel door, timber flooring, cornice, arch, doors to both reception rooms and the stairs to the first floor. Central heating radiator. Power points. Door to the basement.

Lounge 12' 4" into recess x 13' 8" into bay (3.75m into recess x 4.16m into bay)

This is a very attractive sitting room with original timber floor, cornice and deep skirting boards. Wood burning stove with oak lintel and slate hearth. Fitted bookshelves. uPVC double glazed bay window to the front. Central heating radiator. Power points and TV point.

Dining Room 10' 9" x 11' 1" (3.28m x 3.37m)

Original timber floor. Exposed brick chimney breast with tiled hearth. Original cornice. Power points. The room is extended slightly to the rear which provides good home working space and has a central heating radiator, power points and a uPVC double glazed window overlooking the garden.

Kitchen 9' 8" x 12' 5" (2.94m x 3.78m)

Slate tiled floor. Fitted kitchen comprising wall units and base units with shaker style cabinet doors and wooden work surfaces. Range cooker with double oven and grill along with five burner gas hob. Extractor hood. Countersunk Belfast style sink. Integrated dishwasher. uPVC double glazed window to the side. Central heating radiator. Power points. Door to the rear lobby which gives access to the garden and WC.

WC 6' 3" x 3' 7" (1.9m x 1.09m)

Vinyl tiled floor. WC and wash hand basin. Wall mounted gas combination boiler. uPVC double glazed window to the rear.

Basement 16' 3" x 10' 0" (4.96m x 3.04m)

Concrete floor. Fitted kitchen units with Belfast sink. Plumbing for washing machine. Wood store. Central heating radiator. Power points. uPVC double glazed window and door to the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. Power point. Doors to two bedrooms and the bathroom.

Bedroom 2 16' 8" x 10' 9" (5.08m x 3.27m)

An excellent double bedroom across the full width of the front of the property. Painted original timber floor. Coved ceiling. Three uPVC double glazed windows to the front. Central heating radiator. Power points.

Bedroom 3 11' 3" x 11' 3" (3.43m x 3.43m)

A double bedroom with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Fitted shelving and clothes rail.

Bathroom 10' 2" x 11' 8" (3.09m x 3.56m)

A re-modelled bathroom, of excellent proportions and with a classically styled suite comprising a freestanding bath with and shower fitting and mixer tap, WC, walk-in shower with twin head mixer shower along with a wash stand that has twin wash basins and storage below. Fitted mirror and wall lights. Shaver point. Tiled floor with under floor heating. uPVC double glazed windows to the side and rear.

Second Floor

Landing

Small landing with fitted carpet, a Velux window to the rear and an eaves storage cupboard. Door to bedroom 1.

Bedroom 1 10' 8" x 19' 6" (3.26m x 5.95m)

A master bedroom with two Velux windows to the front and an en-suite shower room. Fitted carpet. Central heating radiator. Power points. Door to the en-suite.

En-Suite 5' 5" x 6' 4" into shower (1.64m x 1.94m into shower)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and sink. Heated towel rail.

Outside

Front

Forecourt laid to slate chippings and with mature planting. Iron gate and pathway to the front door.

Rear Garden

An enclosed rear garden with westerly aspect. Paved patio from the house with two steps down onto the lower patio and lawn. Raised planting bed to one side. Rear lane access and a door into the basement. Outside light.

Additional Information

Tenure

The property is held on a freehold basis (WA121071).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,448.16 for 2024/25.

Approximate Gross Internal Area

1639 sq ft / 152.3 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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