

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

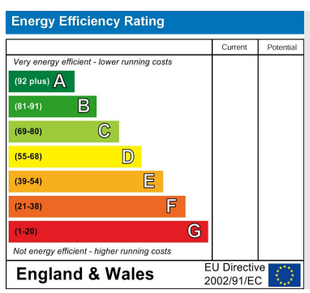
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE





Total area: approx. 232.9 sq. metres (2507.3 sq. feet)
Raismere, Park Road



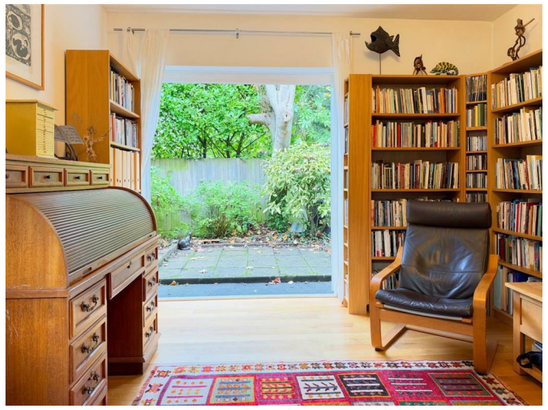
Raismere Park Road

Penarth CF64 3BD

£1,100,000

An imposing five double bedroom detached family residence built in 1957 with stylish architectural features resulting from a major refurbishment completed in 2007. Comprising spacious and versatile accommodation, the house is set within a secluded garden plot in the sought-after location of Park Road, a quiet cul-de-sac leading to Alexandra Park and The Dingle, with the local amenities of Penarth Town Centre, The Esplanade, and the clifftop and railway walks in easy reach. Freehold.

Raismere Park Road





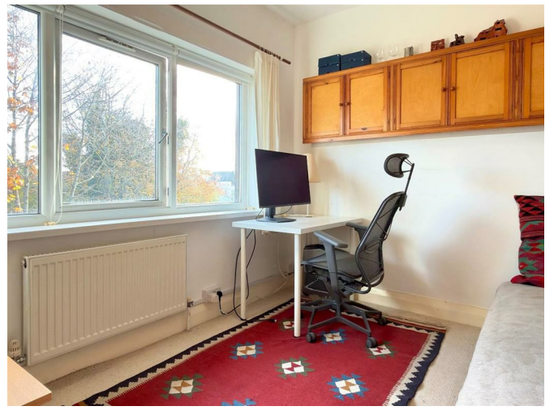






Raismere Park Road















Raismere Park Road

Glazed double doors with side glazing opening into the entrance porch.

Porch
3.07m x 1.75m (10'1" x 5'9")
Pitched glazed roof, tiled floor, wall mounted spotlights, walk-in cupboards to each side with ceiling light and glazed oak double doors. Access to Entrance Hallway.

Entrance Hallway and Library/Reception Room
4.56m x 3.52m / 2.66m x 1.55m (14'11" x 11'6" / 8'8" x 5'1")
Glazed oak double doors with side glazing, opening into the extensive suite of open-plan ground floor spaces. Solid oak flooring and skirtings, pendant and flush ceiling lights, radiator. French doors opening onto a shady rear garden and paved patio. Door to utility room, step down to kitchen/dining room.

Utility Room
3.10m x 2.39m (10'2" x 7'10")
A range of wall, base and tall units, laminate worktops, onset Belfast-style sink with mixer tap, plumbing and space for three full size appliances, flush ceiling light, access to 'Baxi' combination boiler. Tiled floor. Frosted fully glazed door to rear.

Open Plan Kitchen and Dining Room
8.03m x 4.29m (26'4" x 14'1")
A range of base cabinets with downlit shelving over. Bullnose quartz countertops with undermount sink. Five-zone induction hob set on feature stainless steel hob surround unit with vented chimney hood over. Complementing island with wide drawer units under deep bullnose quartz countertop incorporating breakfast bar and ample space for seating. Tall oven housing with 'Neff' oven and combi-microwave oven, integrated 'Smeg' American fridge freezer. French doors opening onto the west garden with lawn, trees and paved seating area. A wide four-pane full-height window frames the southerly aspect onto mature, raised bed planting. A further window to the rear. Two radiators, access to high level fuse board, limestone flooring with oak skirtings, multiple spotlights, pendant light over dining space and further pendants over island.

Inner Hall and Stairwell
4.56m x 2.98m (14'11" x 9'9")
Tall fully glazed oak door connecting both hallways with solid oak flooring and skirtings continued from entrance hall. Wall mounted uplighting, radiator, open tread oak and metal balustrade staircase with turned oak balustrade to the first floor. Access to living room, home office and WC. Large window to rear with oak sill.

Living Room
6.02m x 4.80m (19'9" x 15'8")
Tall, fully glazed oak double doors providing visual continuity with solid oak flooring in adjacent spaces. Recessed fireplace with 'Handol' wood burner on slate hearth with ample space for storing logs. Radiator, pendant ceiling light, oak sills to all windows. A large, naturally bright room with triple aspect garden views and borrowed light from inner hallway.

W.C.
2.29m x 1.24m (7'6" x 4'1")
WC and wall mounted ceramic basin with mixer tap. Chrome heated towel rail, flush ceiling light, frosted window to side, fully tiled walls, oak flooring.

Home Office
2.59m x 2.24m (8'6" x 7'4")
Oak flooring, vaulted ceiling, open shelving, feature ceiling lights, radiator, frosted full-width floor to ceiling window, glazed door opens to side garden.

Main First Floor Landing and Gallery
7.80m x 1.07m (25'7" x 3'6")
Carpet, flush ceiling light, radiator, windows to front aspect, oak veneer doors to all first floor rooms.

Adjoining Landing
2.40m x 1.92m (7'10" x 6'3")
Window, radiator, flush ceiling light. Potential for conversion to dressing room off bedroom 2. Hatch to boarded loft storage over additional small landing leading to WC.

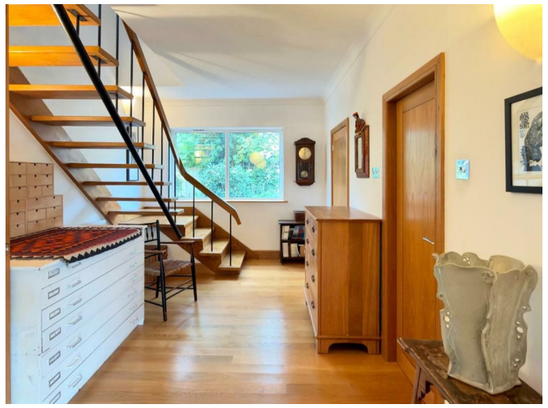
W.C.
1.83m x 0.94m (6' x 3'1")
WC and wash basin. Carpet, pendant ceiling light, frosted window.

Bedroom 1
4.95m (into alcove) x 4.29m (16'2" (into alcove) x 14'0")
An impressive vaulted dual aspect main bedroom. French doors and Juliette balcony to west side, room width double height apex window with French doors onto front balcony with glass and metal balustrade. Carpet, built-in double wardrobe with storage over. Pendant ceiling light. Two vertical radiators.

En-Suite Bathroom
4.26m x 2.17m (into door well) (13'11" x 7'1" (into door well))
Fully tiled walls and floor. Double ended bath with mixer tap and shower attachment, WC, wash basin set on a marble topped cabinet with marble upstand, shower enclosure, chrome heated towel rail, downlit mirror. Shaver socket, LED ceiling spotlights, extractor fan, frosted windows. Hatch to warm roof second loft.

Bedroom 2
4.80m x 3.58m (15'9" x 11'9")
A large double bedroom with windows and garden views to three aspects. Carpet, pendant ceiling light, radiator.

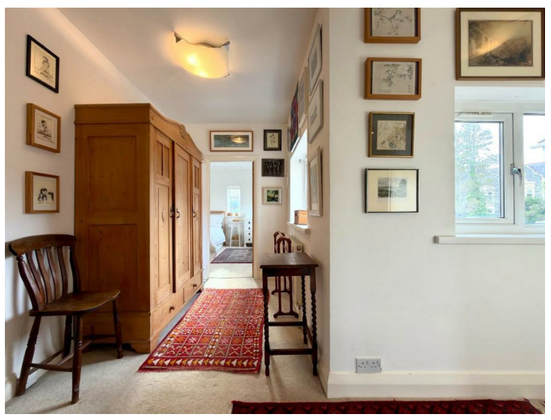
Bedroom 3
3.53m x 2.87m (3.97m into recess) (11'6" x 9'4" (13'0" into recess))
A dual aspect double bedroom. Carpet, pendant ceiling light, radiator. Modern vanity unit in recess with wash basin and mixer tap, cupboard under and mirror cabinet over.











Raismere Park Road

Bedroom 4
3.30m x 2.87m (10'10" x 9'5")
A double bedroom currently used as a laundry room with traditional pulley airing rack installed. Vaulted ceiling with Velux roof light, carpet, pendant ceiling light, radiator. Two frosted windows to rear.

Bedroom 5
3.54m x 2.88m (11'7" x 9'5")
A compact double bedroom. Carpet, pendant ceiling light, radiator, window to east.

Bathroom
3.40m x 2.26m (11'1" x 7'4")
Spacious and stylish family bathroom with 'Kohler' fittings. Double ended bath with mixer tap. Feature wash basin set on wall mounted lava stone countertop with vanity drawer unit below and large complementing mirror above. WC. Fully tiled walls and floor. Underfloor heating. LED ceiling spotlights. Frosted window.

Outside
'Raismere' offers a great sense of privacy with an established garden plot encircling the house. The property is accessed off a shared drive from Park Road with electric audio entry gated entrance opening to the private front gravel driveway providing parking for several vehicles. ‘Ohme’ EV charger installed. The gardens and grounds comprise established planting on all sides with many trees including apple, plum and a splendid magnolia, flowering shrubs, raised beds, two lawned areas, vegetable plot with fruit cage, fern garden, 3 sheds and a log store. There are several patio and seating areas with views that take in the surrounding grand trees of Park Road.

Council Tax
Band H £4,522.36 p.a. (26/27)

Post Code
CF64 3BD







