38 Victoria Road

Penarth, Vale of Glamorgan, CF64 3HX

Watts & Morgan

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WHEY

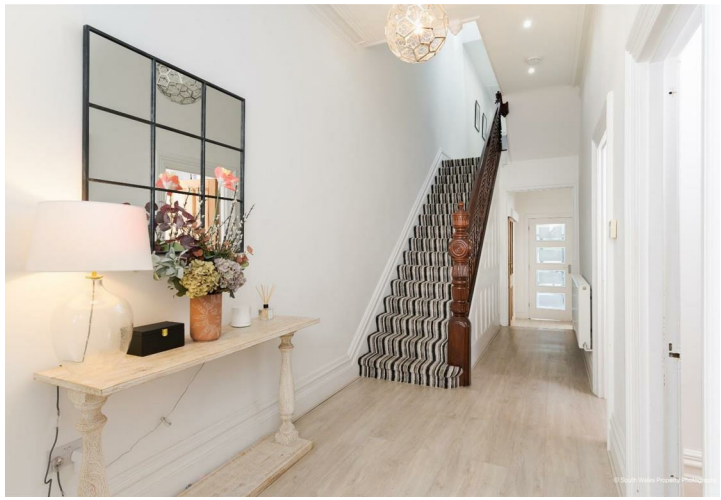
38 Victoria Road

Penarth, Vale of Glamorgan, CF64 3HX

£1,200,000 Freehold

6 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A substantial, six bedroom mid-terraced Victorian family home located in one of Penarth's most sought-after tree lined addresses. In catchment for Evenlode and Stanwell Schools. The spacious accommodation set over three floors briefly comprises; porch, entrance hallway, sitting room, lounge, open plan kitchen/dining/living room, utility room and downstairs cloakroom. First floor landing, three spacious double bedrooms, single bedroom/study, family bathroom and shower room. Second floor landing, double bedroom, versatile bedroom/study and further bathroom. Externally the property benefits from beautifully landscaped front and South-West facing rear garden, detached single garage and off-road parking to the rear. EPC rating 'TBC'.



Directions
Penarth Town Centre – 0.3 miles
Cardiff City Centre – 3.9 miles
M4 Motorway – 10.0 miles

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Summary of Accommodation

Ground Floor

Entered via a solid wooden door with single glazed panels either side and above into a porch benefiting from quarry tiled flooring and decorative cornice detailing. A second partially glazed wooden door leads into a large, welcoming hallway benefiting from laminate wood flooring, decorative cornice detailing, a wall mounted alarm panel, recessed ceiling spotlights and a carpeted staircase with an original wooden banister and understairs storage leading to the first floor.

The spacious box bay fronted sitting room enjoys original exposed wooden flooring, a central feature log burner with a slate hearth and original wooden surround, picture rails, decorative cornice detailing and double glazed wooden sash windows to the front elevation.

The lounge enjoys original exposed wooden flooring, a central feature open fireplace with a tiled hearth and a wooden surround, decorative cornice detailing and a single glazed wooden door with single glazed side panels providing access to the side return.

The open plan kitchen/living/dining room is the heart of the home and benefits from laminate wood flooring with part under-floor heating, recessed ceiling spotlights and a set of uPVC double glazed bi-folding doors providing access to the rear garden. The kitchen showcases a range of tower and base units with quartz work surfaces. Integral appliances to remain include; a rangemaster cooker with a 5-ring gas hob and an extractor fan over, a ‘Zanussi’ freezer, a ‘Neff’ full height fridge, a ‘Neff’ combination microwave/grill and a ‘Neff’ dishwasher. The kitchen further benefits from an undermounted composite double sink with a mixer tap over, an instant hot water tap, a bin drawer and a composite double glazed sash window to the side elevation.

The utility room has been fitted with a range of base units with roll top laminate work surfaces, space and plumbing has been provided for freestanding white goods. The utility room further benefits from laminate wood flooring, partially tiled splashback, a stainless steel sink with a mixer tap over, a cupboard housing the wall mounted ‘Worcester’ boiler, recessed ceiling spotlights, two double glazed roof lights, a double glazed composite door providing access to the side return and a double glazed composite door providing further access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin and a WC set within a vanity unit. The cloakroom further benefits from laminate wood flooring, a wall mounted, chrome towel radiator, recessed ceiling spotlights and an obscure double glazed composite sash window to the side elevation.

First Floor

The split-level first floor landing enjoys carpeted flooring, recessed ceiling spotlights, a recessed storage cupboard housing the hot water cylinder, a loft hatch with a built-in ladder providing access to loft space, a double glazed roof light and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a central feature cast iron fireplace with a wooden surround, a range of fitted wardrobes, decorative cornice detailing, picture rails and a box bay window with composite double glazed sash windows to the front elevation.

Bedroom two is a spacious double bedroom and benefits from carpeted flooring, a central feature cast iron fireplace with a wooden surround, decorative cornice detailing, picture rails and a composite double glazed sash window to the rear elevation.

Bedroom three is another spacious double bedroom enjoying carpeted flooring, decorative cornice detailing and three single glazed wooden sash windows to the rear/side elevations.

Bedroom six, currently used as a home office, is a versatile space benefiting from carpeted flooring and a composite double glazed sash window with stained glass panels to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a freestanding oval bath with a hand-held shower attachment, a floating wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring with under-floor heating, tiled walls, a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, recessed ceiling spotlights, an extractor fan, two wall mounted chrome towel radiators and two obscure single glazed wooden windows to the side elevation.

The shower room has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring with underfloor heating, tiled walls, a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, recessed ceiling spotlights an extractor fan, a wall mounted chrome radiator and an obscure single glazed wooden window to the side elevation.

Second Floor

The second floor landing benefits from carpeted flooring, a hatch providing access to loft space, recessed ceiling spotlights and a double glazed roof light.

Bedroom four is a spacious double bedroom enjoying carpeted flooring, a range of recessed wardrobes and a box bay window with composite double glazed sash windows to the front elevation.

Bedroom five is a versatile space benefiting from carpeted flooring and a double glazed roof light.

The second floor bathroom has been fitted with a 5-piece suite comprising; a bath, a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a WC and a double sink unit set within a floating vanity unit. The bathroom further benefits from tiled flooring with underfloor heating, tiled walls, two wall mounted chrome towel radiators, an extractor fan, recessed ceiling spotlights and a double glazed composite sash window to the rear elevation. The second floor bathroom further benefits from an infrared sauna with built-in music system.

Gardens & Grounds

38 Victoria Road is approached off the street onto a low maintenance front garden predominantly laid with slate chippings and enjoying a variety of mature shrubs, borders and trees.

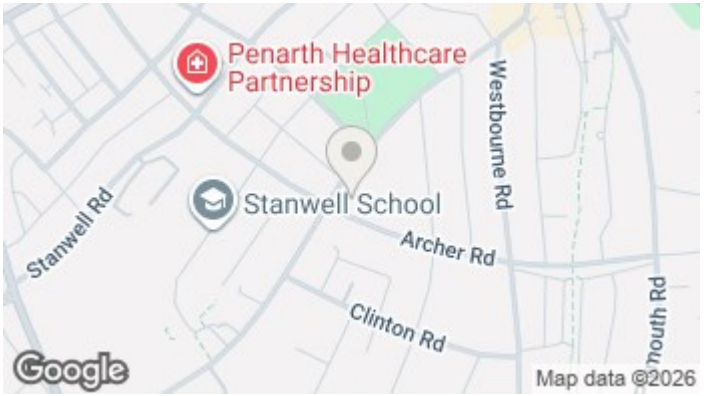
The beautifully landscaped, enclosed South-West facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, two patio areas provide ample space for outdoor entertaining and dining.

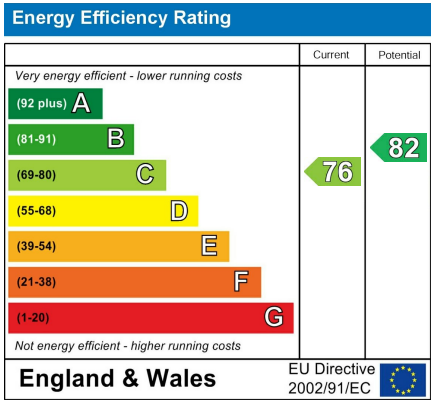
The property further benefits from a detached single garage and off-road parking for one vehicle to the rear of the property (accessed from Archer Road).

Additional Information

All mains services connected.
Freehold.
Council tax band 'I'.

Total area: approx. 303.4 sq. metres (3265.3 sq. feet)





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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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