Tidesreach, 9 Clinton Road

Penarth, Vale of Glamorgan, CF64 3JB









A fantastic family home, with character and a location that is extremely convenient for access to local schools, the town centre, train station and Esplanade. In the same ownership for 28 years, this detached house located on a large plot and with extensive off road parking and a large rear garden, is found in good condition throughout but retains a very good level of potential to suit a number of needs. The ground floor comprises the porch, central hall, three reception rooms, study, cloakroom and kitchen / diner. There are four bedrooms and two bathrooms on the first floor plus a fifth bedroom above. As well as the off road parking and garden, the property also has a garage and utility space. Viewing is advised in order to be able to appreciate all that this property has to offer. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£995,000

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Accommodation

Ground Floor

Porch *5' 3" x 6' 7" (1.61m x 2m)*
A well-proportioned porch with wooden door and windows to the side and glazed paneled inner doors to the entrance hall. Fitted carpet. Recessed lighting.

Entrance Hall
A large central entrance hall with feature original staircase to the first floor and original doors to all rooms. Fitted carpet and wood floor towards the rear. Central heating radiator. Coved ceiling. Built-in cupboards. Power points.

Lounge *18' 6" x 11' 9" (5.65m x 3.58m)*
This is the main reception room to the front of the house with a large leaded uPVC double glazed window. Fitted carpet. Original coved ceiling, picture rails and deep skirting boards. Power points and TV point. Two central heating radiators.

Dining Room *17' 7" into bay x 12' 8" into recess (5.35m into bay x 3.86m into recess)*
The second front facing reception room. Large leaded uPVC double glazed bay window to the front. Fitted carpet. Original cornice and deep skirting boards. Original open fire with cast iron grate, wooden surround and stone hearth. Central heating radiator. Power points. uPVC double glazed window to the side.

Study *9' 8" x 5' 11" plus area to door (2.94m x 1.81m plus area to door)*
Wood flooring continued from the hall. uPVC double glazed window to the side. Fitted storage. Power points. Central heating radiator. Fitted shelving.

Sitting Room *15' 11" x 16' 5" (4.84m x 5m)*
A second wonderful reception room, this time to the rear of the property and with a large picture window that overlooks the garden. Double glazed sliding doors to the side onto the patio. Fitted carpet. Coved ceiling. Power points. Two central heating radiators.

Kitchen / Diner *21' 4" max x 11' 10" max (6.49m max x 3.61m max)*
Fully tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. This kitchen also has extensive fitted cupboards, plenty of dining space and uPVC double glazed sliding doors to the side into the garden.

WC *4' 0" x 5' 11" (1.21m x 1.8m)*
Fitted carpet. WC and sink with storage below. Leaded uPVC double glazed window to the side. Central heating radiator.

Utility Room *6' 8" x 5' 6" (2.04m x 1.67m)*
Accessed from the garage. Vinyl flooring. uPVC double glazed window to the rear. Single bowl stainless steel sink. Power points. Fitted shelving.

First Floor

Landing
Fitted carpet to the stairs and landing. Large uPVC double glazed window to the side with leaded lights. Central heating radiator. Coved ceiling. Power points. Built-in cupboards. Original doors to all rooms and a very attractive original balustrade.

Bedroom 1 *18' 0" max into bay x 12' 11" into wardrobes (5.49m max into bay x 3.94m into wardrobes)*
Double bedroom with leaded uPVC double glazed bay window to the front and en-suite shower room. Fitted carpet. Fitted wardrobes. Central heating radiator. Coved ceiling. Power points. Door to the en-suite.

En-Suite *5' 5" x 7' 6" (1.65m x 2.28m)*
A fully tiled shower room with suite comprising a shower cubicle with mixer shower, WC and sink with storage below. Two fitted mirrors. Central heating radiator. Shaver point and two lights.

Bedroom 2 *11' 11" into doorway x 12' 9" into recess (3.63m into doorway x 3.89m into recess)*
Leaded uPVC double glazed window to the front. Fitted carpet. Built-in cupboard. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 *10' 0" x 13' 1" into wardrobes (3.05m x 4m into wardrobes)*
Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Fitted wardrobes. Central heating radiator. Sink with storage below. Coved ceiling. Power points.

Bedroom 4 *7' 0" x 12' 10" (2.14m x 3.9m)*
A nicely sized single bedroom with a uPVC double glazed window to the rear overlooking the garden. Large cupboard with hot water cylinder. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bathroom *8' 7" x 6' 4" (2.61m x 1.93m)*
Fitted carpet. Suite comprising a corner bath with electric shower over and a glass screen, WC and a sink with storage below. Two uPVC double glazed windows to the side. Heated towel rail. Fully tiled walls. Recessed lights. Extractor fan.

Second Floor

Bedroom 5 *12' 9" x 12' 8" (3.88m x 3.87m)*
A double bedroom with Velux windows to the front and rear. Door from the landing and carpeted stairs up to the bedroom. Fitted low level cupboards. Central heating radiator. Power points. Sink. Additional eaves storage.

Outside

Front
A landscaped front garden that provides off road parking for two to three vehicles and sets the property back nicely from the pavement. The driveway is laid to paving and provides access to the garage. There is also mature planting to one side and a pathway to the front door.

Garage *22' 9" max x 10' 7" (6.94m max x 3.23m)*
Up and over garage door to the front, a door to the rear into the garden and a side door that leads into the house through a small lobby into the hall. Electric light and power points. Fitted shelving. Plumbing for a washing machine. Door into the utility room.

Rear Garden
A very well-proportioned, mature, private and very attractive rear garden, ideal for families and with gated side access from the front. Large lawn and with mature boundary hedging and planting beds. Extensive paved patio area from the rear of the property and a further patio to the rear of the plot. Covered bin store area to side. Outside tap.

Additional Information

Tenure
The property is held on a freehold basis (WA118962).

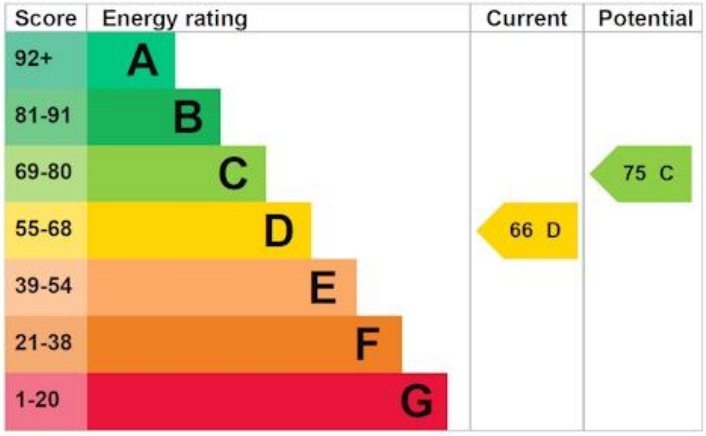
Council Tax Band
The Council Tax band for this property is I, which equates to a charge of £5,276.09 for 2026/27.

Approximate Gross Internal Area
2543 sq ft / 236.3 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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