

81 Westbourne Road

Penarth, Vale of Glamorgan, CF64 3HD



A wonderful five bedroom detached family home with lots of off road parking, an excellent westerly rear garden and a large annex to the rear. In very good order throughout having been improved considerably over the years by the current owners, and maintained at a high level. The ground floor comprises the hall, living room, study, kitchen / diner, utility room and WC. There are four bedrooms and two bathrooms on the first floor along with a fifth bedroom above. The annex can be totally self-contained but also used as a part of the main house. There is off road parking to the front for five to six cars comfortably, while the rear garden is very private, mature, is very attractively landscaped and has a stunning glasshouse that is accessed from the kitchen / diner. Viewing is advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£1,150,000

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Accommodation

Ground Floor

Entrance Hall

Original wooden front door and wood block flooring. Stairs to the first floor. Doors to the snug, living room and kitchen/ diner. Under stair cupboard. Central heating radiator with cover. Power point.

Study / Snug 13' 2" max x 10' 10" max (4.02m max x 3.3m max)

A very versatile room, ideal as a home office or study but equally suitable as a play room or TV snug. LVT flooring. Dual aspect with uPVC double glazed windows to the front and side. Power points and TV point. Central heating radiator.

Lounge 10' 2" x 18' 11" (3.1m x 5.77m)

An excellent living room with original wood block flooring and uPVC double glazed leaded window to the front. Door from the hall into glazed bi-fold doors into the kitchen / diner. Wood burning stove with slate hearth. Power points and TV point. Central heating radiator.

Kitchen / Diner 20' 4" x 16' 8" max (6.21m x 5.08m max)

An excellent open plan family space to the rear of the house that opens into the garden room. Tiled flooring throughout. Fitted kitchen comprising a mixture of wall units and base units with laminate work surfaces. Integrated appliances including a four zone induction hob, oven, grill, extractor fan, dishwasher and counter level fridge. One and a half bowl stainless steel sink with drainer. Recessed lights and extractor speakers.

Utility Room 7' 4" x 8' 4" (2.24m x 2.55m)

Tiled floor continued from the kitchen / diner. Fitted tall cupboard and work surface. Plumbing for washing machine and space for a fridge freezer. Heated towel rail. Door to the WC and side lobby.

WC 3' 11" x 3' 4" (1.2m x 1.01m)

Tiled floor. WC and sink. High level uPVC double glazed window to the side. Heated towel rail. Extractor fan.

Side Lobby

External doors to the side and into the rear garden. Door from the utility room and into the annex bathroom. Open to the main annex.

Annex Bathroom 7' 11" x 8' 9" (2.42m x 2.67m)

Polished concrete flooring and part tiled walls. Suite comprising a walk-in shower with twin head mixer shower, panelled bath, WC and sink with storage below. High level uPVC double glazed window. Heated towel rail. Recessed lights. Extractor fan.

Annex Kitchen / Living / Dining 10' 11" x 28' 4" (3.33m x 8.64m)

A fantastic open plan space that forms the main living area of what could be a completely self-contained annex, but would also just be extended living space for the main house. Polished concrete flooring. Double glazed patio doors to the side and rear, with the rear doors opening onto a small section of private garden. Two Velux windows. Three tall central heating radiators. Power points and TV point. A fitted kitchen with base cupboards, laminate work surfaces, an electric oven, four zone electric hob, extractor hood, sink with drainer and a space for a counter level fridge. Recessed lights. Spiral staircase up to the mezzanine.

Annex Mezzanine 10' 11" with restricted head height x 15' 0" (3.34m with restricted head height x 4.56m)

Laminate flooring. Velux window. Power points. This space has room for a double bed and again, forms part of what could be a completely self-contained annex.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to four bedrooms, the bathroom and with stairs to the second floor. Central heating radiator. Power points. Original stained glass window to the front.

Bedroom 1 16' 6" max x 11' 11" max (5.04m max x 3.63m max)

Main bedroom with en-suite bathroom, to the rear of the house and with a uPVC double glazed window overlooking the garden. Fitted carpet. Power points and TV point. Central heating radiator.

En-Suite 6' 7" x 11' 7" into shower (2m x 3.52m into shower)

Tiled floor and part tiled walls. Suite comprising a panelled bath with hand shower fitting, shower cubicle with overhead mixer shower, WC and sink with storage below. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Extractor fan.

Bedroom 2 15' 2" into wardrobes x 8' 5" (4.63m into wardrobes x 2.57m)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Two fitted wardrobes with dressing table between. Central heating radiator. Power points.

Bedroom 3 10' 3" x 10' 4" (3.12m x 3.14m)

Double bedroom with uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 4 8' 2" x 10' 11" (2.49m x 3.34m)

A single bedroom this time, with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

Bathroom 8' 3" x 7' 5" (2.52m x 2.25m)

A spacious family bathroom with a suite comprising of a corner bath with hand shower fitting, shower cubicle with overhead mixer shower, WC and sink. Tiled floor and part tiled walls. uPVC double glazed window to the rear. Heated towel rail. Recessed lights. Extractor fan.

Second Floor

Bedroom 5 12' 6" max x 9' 3" max (3.81m max x 2.82m max)

A double bedroom with fitted carpet and a uPVC double glazed window to the rear overlooking the garden. Eaves storage to both sides. Door into the loft space. Central heating radiator. Power points.

Outside

Front

Extensive off road parking laid to stone chippings, with space for four to five cars. Outside light. Mature privacy hedging. Access into the annex.

Rear Garden

An fabulously well-sized family garden, private, mature and with a very sunny westerly aspect. The garden has a large stone patio accessed from the kitchen / diner with a superb garden room (3.45m x 3.6m) that has electric light, glazed roof and glazed sliding doors into the garden. The patio moves on to a composite decked terrace with hot tub and plenty of additional sitting space. The lawn comes next, and is an excellent size with loads of room for games of all kinds. There are raised beds to one side, a shady vine-covered pergola, large shed and a partially separate garden area for the annex. The garden has outside lights, power points and tap. This is a very special garden.

Additional Information

Tenure

The property is freehold (WA61467).

Council Tax Band

The Council Tax Band for this property is H, which equates to a charge of £4248.02 for 2025/26.

Approximate Gross Internal Area

2403 sq ft / 223.2 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

























