



£700,000 Offers Over

Lavernock Road, Penarth

Detached House | 3 Bedrooms | 2 Bathrooms

01446 488288

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Step Inside

Key Features

- Prime location in one of Penarth's most sought-after streets
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- Flexible attic room ideal for a home office, hobby space, or extra storage
- Converted garage/annexe with potential for a double bedroom and en-suite bathroom
- Within easy walking distance of Penarth seafront, Cosmeston Lakes, and popular local dining spots
- Excellent access to public transport links for commuting and travel
- Large driveway allowing parking for multiple cars
- Fantastic school catchment

Property Description

Located on one of Penarth's most desirable streets, this impressive family home offers generous living space and versatile accommodation. With three spacious double bedrooms and a flexible attic room ideal the property is perfectly suited to modern family needs. A converted garage/annexe adds further potential, with space for a double bedroom and en-suite. Outside, a large driveway provides ample parking. Just a short stroll from Penarth seafront, Cosmeston Lakes, and a range of popular restaurants and cafés, this property's location also benefits from excellent public transport links for effortless commuting.

Main Particulars

Positioned on a generous plot in one of the area's most sought-after roads, this impressive home offers an exceptional blend of privacy, space and versatility. Tucked away from the main road, the property spans across three spacious floors and features a thoughtfully converted garage, providing valuable additional space.

Ground Floor

The home is entered via a newly installed composite front door into a welcoming entrance hall, complete with classic woodblock parquet flooring and a stained glass uPVC window to the front which adds character and charm. A carpeted staircase leads to the first floor, and a large recessed understairs cupboard offers practical storage.

Living room - 6.34m x 3.94

The main living room is bright and spacious, continuing the parquet flooring and featuring a central gas fireplace. A front-facing uPVC window and a side stained glass window provide plenty of natural light.

Playroom/sitting room - 3.0m x 3.92m

Double doors open into a separate sitting room with soft carpet underfoot and French doors that lead directly to the rear garden making the indoor/outdoor living a seamless transition.

Kitchen/dining room - 7.1m x 4.1m

To the rear, the open-plan kitchen/dining room is a standout feature. Fitted with a range of base and wall units topped with solid surfaces, the space includes integrated appliances: a 5-ring gas hob with extractor, Hotpoint double oven and grill and dishwasher. There's also plumbing for additional freestanding appliances including fridge and washing machine. Wood-effect laminate flooring, recessed spotlights, a large storage cupboard housing the combi boiler, and French doors to the side access complete the space.

First Floor

The first-floor landing is carpeted and leads to three double bedrooms, the family bathroom and stairs to the attic room.

Bedroom one/Master - 4.10m x 4.10m

This spacious double bedroom is peacefully positioned at the rear of the property, offering a tranquil outlook through a large window that frames the beautifully maintained rear garden. Fully carpeted for comfort, the room provides generous proportions with plenty of space to accommodate additional furniture.

Bedroom Two - 3.20m x 3.95m

Another generously sized double bedroom enjoys a front-facing aspect, featuring elegant wooden floorboards and a large window that frames a charming view of the front garden and far reaching views.

Bedroom Three - 3.10 x 4.0m

This room overlooks the rear garden and features wood effect laminate flooring and built-in storage.

Bathroom - 3.15m x 2.40m

The family bathroom is well-appointed with a four-piece suite including a jacuzzi-style bath with handheld shower, a large thermostatic shower cubicle, pedestal basin, and WC. Fully tiled flooring, partial wall tiling, recessed lighting, and an obscured side window complete the space.

Second Floor

Attic - 5.1m x 2.54m

The converted attic, situated on the top floor, provides a flexible and functional space ideal for a home office, creative studio, or additional storage. It features stylish laminate flooring, two Velux roof lights that fill the room with natural light, and convenient eaves storage. A private en-suite WC with a pedestal basin adds further practicality to this well-designed upper-level retreat.

Exterior

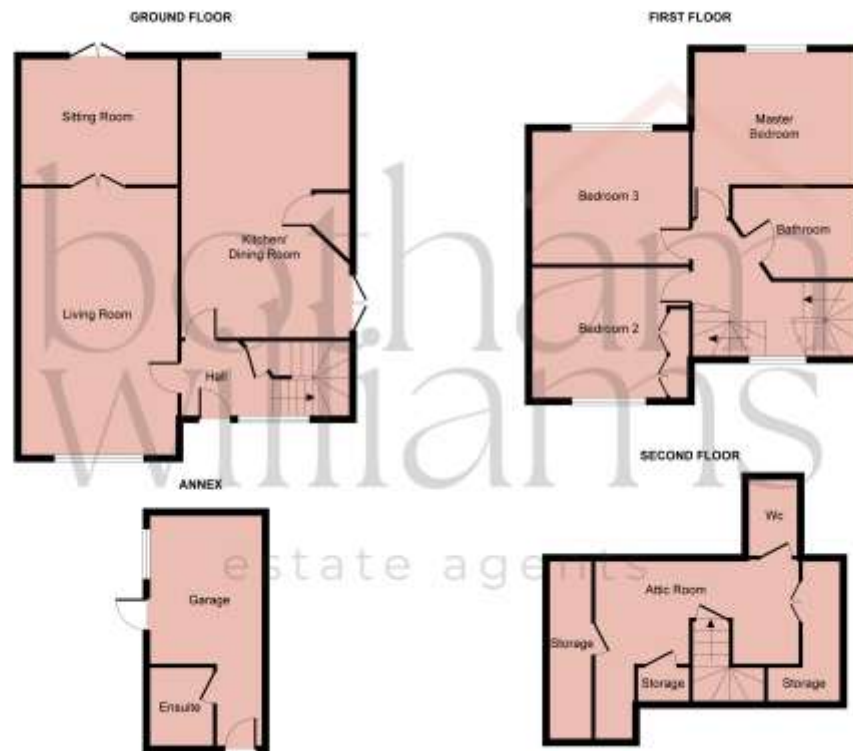
The property is approached via a private block-paved driveway with parking for multiple vehicles. The front garden is low-maintenance and planted with mature shrubs and borders.

The rear garden is mainly laid to lawn, with additional mature planting and a patio area ideal for outdoor dining and entertaining.

Garage - 5.79m x 2.86m

The garage provides excellent flexibility, currently used as a spacious double bedroom. It features laminate flooring, a side-facing uPVC window, and a front entrance door. The en-suite shower room includes a glass shower enclosure with Triton electric shower, pedestal basin, and WC.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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