

# 11 Whitcliffe Drive

Penarth, Vale of Glamorgan, CF64 5RY



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A very high quality, energy efficient and stylish detached house with panoramic sea views, which has been renovated to an exceptional standard, offering versatile accommodation. Located on the Cliff Walk and in catchment for some excellent local schools, the property has over 3000 sq ft of internal accommodation comprising an entrance hall, four reception rooms, kitchen / diner, cloakroom and shower room on the ground floor along with a first floor sitting room, five bedrooms and four bathrooms. The property has extensive off road parking to the front, a double garage and an enclosed, westerly rear garden. Viewing is strongly advised. EPC: B.

**David  
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Your local Estate Agent & Chartered Surveyor

**£1,595,000**

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## Accommodation

### Ground Floor

#### **Porch**

Fitted doormat. uPVC double glazed window and a composite front door with double glazed panels. uPVC double glazed inner door and windows.

#### **Hall 9' 11" x 20' 7" (3.01m x 6.27m)**

Porcelain tiled flooring throughout. Doors into the study, living room and kitchen.

#### **Study 7' 9" x 14' 0" (2.36m x 4.27m)**

Fitted carpet with under floor heating. uPVC double glazed window to the front with fitted shutters, and a window to the side. Door to the rear into the plant room. Power points. Recessed lighting.

#### **Plant Room 7' 9" x 3' 2" (2.36m x 0.96m)**

Houses the gas boiler, the hot water cylinder (which can be adapted for use with solar panels), pump for the hot water system, the manifold for the underfloor heating and the electrical consumer units.

#### **Lounge 12' 4" x 24' 5" into bay (3.75m x 7.43m into bay)**

Accessed from the entrance hall and kitchen, and with a door to the side into the living room. Fitted carpet. uPVC double glazed window to the front overlooking the Bristol Channel and with fitted shutters. Feature wood burning fireplace with slate surround. Recessed lights. Bespoke fitted shelving units. Fitted carpet with under floor heating. Power points.

#### **Living Room 12' 2" x 19' 5" into bay (3.70m x 5.91m into bay)**

Another wonderful reception room, this time with dual aspect having a uPVC double glazed window to the side and one to the front that has Bristol Channel views - both windows with fitted shutters. Fitted carpet with under floor heating. Power points and TV point. Recessed lighting.

#### **Kitchen / Diner 44' 1" total x 13' 0" max (13.44m total x 3.95m max)**

This is a wonderful family kitchen / dining space across the rear of the house, and with kitchen, sitting and dining areas. uPVC bi-folding double glazed doors to the rear and the side - side window has fitted shutters. Porcelain tiled flooring throughout. Fitted kitchen comprising wall units and base units plus central island with shaker style cabinet doors and quartz work surfaces and matching splashback. Pull out basket drawer units. Integrated appliances including two double ovens, four zone induction hob, dishwasher (all Bosch), extractor hood and microwave. Freestanding LG American style fridge freezer. Single bowl countersunk ceramic sink with Quooker instant hot water tap and drainer. Door into the utility room. CDA wine fridge.

#### **Utility Room 8' 10" x 11' 5" (2.69m x 3.49m)**

Porcelain tiled floor continued from the kitchen. Fitted base units and granite work surface with countersunk stainless steel sink and drainer along with plumbing for a washing machine below. Fitted storage to one wall - with integrated freezer. Velux window. uPVC double glazed window and door to the side onto the garden. Recessed lights. Door to a shower room and into the sitting room.

#### **Shower Room 4' 4" x 7' 4" (1.33m x 2.24m)**

A fully tiled ground floor shower room with suite comprising a walk-in shower, sink with storage below and a WC. Velux window. Recessed lights. Extractor fan. Fitted mirror with lights.

#### **Sitting Room / Bedroom 8' 10" x 19' 2" (2.69m x 5.84m)**

Porcelain tiled floor continued from the kitchen and utility room. Two Velux windows, uPVC double doors into the garden and a window. Recessed lights. Power points and TV point. This room could easily be used as a ground floor bedroom and has the adjacent shower room.

### First Floor

#### **First Floor Sitting Room**

A light and spacious open landing / sitting room with tremendous panoramic water views across the Bristol Channel from Penarth Pier and beyond to Lavernock Point including Flat Holm and Steep Holm. Fitted carpet.

uPVC double glazed window and sliding doors to the front, onto the balcony and with fitted shutters. Doors to five bedrooms. Power points. TV point.

**Bedroom 1 13' 3" x 14' 8" (4.03m x 4.47m)**

A dual aspect double bedroom with uPVC double glazed window to the side and sliding doors to the front onto the balcony, both overlooking the Bristol Channel and Cliff Walk and both with fitted shutters. Fitted carpet. Recessed lighting. Central heating radiator. Open to the dressing room.

**Dressing Room 13' 3" x 8' 9" (4.05m x 2.67m)**

Fitted carpet continued from the bedroom. Extensive fitted wardrobes to two wall. uPVC double glazed window to the side with fitted shutters. Recessed lights. Power points.

**En-Suite 13' 2" x 4' 11" (4.01m x 1.5m)**

Wood effect LVT flooring. Suite comprising a walk-in shower with twin head mixer shower, WC, freestanding bathtub and a wash stand with sink and storage below. Mirror with fitted lights to either side. uPVC double glazed window to the rear with Venetian blinds. Recessed lights. Heated towel rail.

**Bedroom 2 11' 9" x 13' 8" (3.58m x 4.16m)**

Double bedroom with uPVC double glazed sliding doors to the front, onto the balcony, with views over the Bristol Channel and fitted wooden shutters. Fitted wardrobes to one wall. Power points. Central heating radiator. Door to the Jack and Jill shower room.

**Shower Room 11' 4" x 4' 1" (3.45m x 1.24m)**

Tiled floor and part tiled walls. Suite comprising a shower cubicle with twin head mixer shower, WC and sink. Heated towel rail. uPVC double glazed window to the side. Recessed lighting and extractor fan. Doors to bedrooms 2 and 3.

**Bedroom 3 14' 9" x 8' 6" plus recess (4.49m x 2.59m plus recess)**

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points.

**Bedroom 4 10' 11" x 12' 1" (3.33m x 3.68m)**

Double bedroom with en-suite bathroom and a uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Fitted wardrobes. Central heating radiator. Power points. Door to the en-suite.

**En-Suite 4' 8" x 11' 11" (1.41m x 3.62m)**

Tiled floor and part tiled walls. Suite comprising a side to wall bath, WC and a sink with storage below. Recessed lights and extractor fan. Fitted mirror with lights. Heated towel rail. Doors to bedrooms 4 and 5.

**Bedroom 5 12' 5" x 8' 6" (3.79m x 2.58m)**

Fitted carpet. Door to the en-suite. Hatch to the loft space. Light tube. Power points. Fitted wardrobes and shelving unit.

**Outside**

**Front**

An attractive frontage with areas of lawn, paved pathway and off road parking that leads to the garage. Outside lights. Mature hedging and lavender bushes. There is also a seating area, and the entire space looks out across Whitcliffe Drive to the Channel.

**Garage**

Insulated electric roller shutter door. Door and window to the garden. Loft storage space. Power points. Central heating radiator. Up and down lighters to the front, either side of the door.

**Rear Garden**

An enclosed and very private rear garden with westerly aspect, large composite deck, lawn, patio and off road parking area accessed from Stanton Way. Outside water tap and numerous power points. Mature planting to one side. The off road parking area has an electric gate from the road and there is gated side access to the front and a door into the garage. Outside lights.

## Additional Information

### Tenure

The property is held on a freehold basis (CYM547682).

### Council Tax Band

The Council Tax band for this property is I, which equates to a charge of £4956.02 for 2025/26.

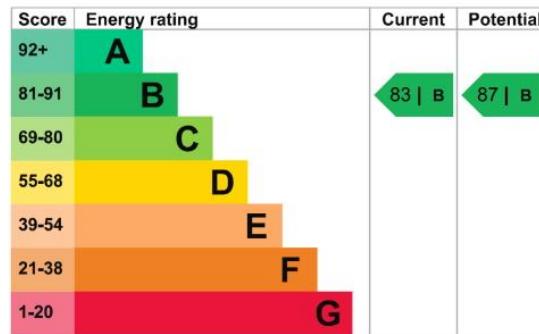
### Approximate Gross Internal Area

3160 sq ft / 293.6 sq m.

### Utilities

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

### Energy Performance Certificate



### Floor Plan

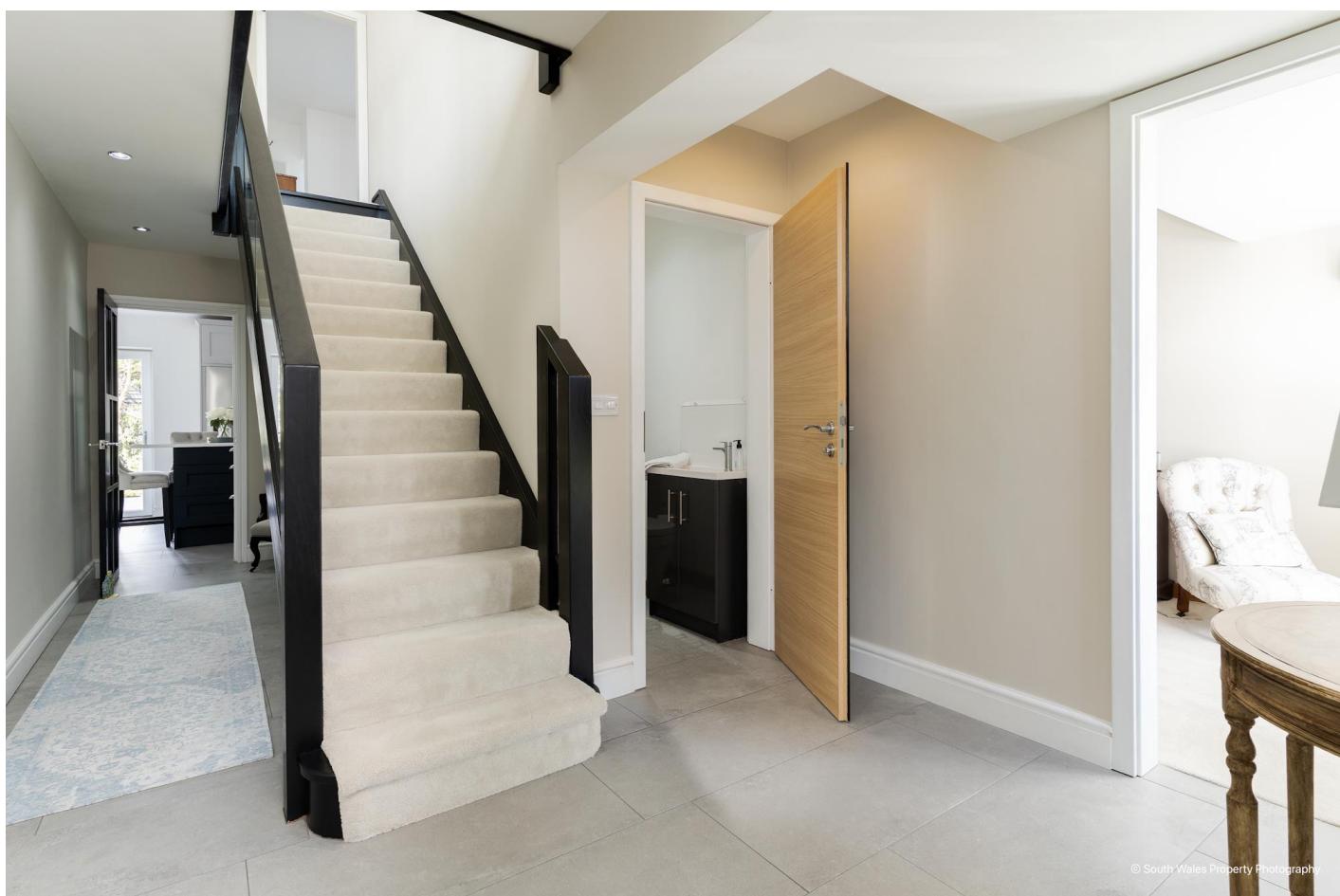




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