

5 Whitcliffe Drive

Penarth, Vale of Glamorgan, CF64 5RY



Mariners Reach. Penarth. A home that's been really well loved and has major potential for upgrading, extending and adapting to suit a number of needs. There are magnificent Bristol Channel views from all main rooms, as well as a wonderful westerly garden, garage and extensive off road parking. The ground floor currently comprises the hall, kitchen, three reception rooms and utility room with WC while the first floor has three double bedrooms and two bathrooms. Located on an elevated part of the Cliff Walk, on a generous plot of 0.16 acres and with limitless potential. A house that's very very easy to spend a lifetime in. A house you can upsize or downsize, renew in its current layout or completely recreate - in fact there is Planning Permission in place for this. EPC: C.

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Accommodation

Ground Floor

Hall

uPVC double glazed door to the side, which gives access into an open plan hallway, with kitchen to one side and doors main living room, study and open to the sitting room. Luxury vinyl flooring. Built-in cupboard. Double glazed window to the side. Timber clad ceiling.

Kitchen 11' 3" x 10' 4" (3.43m x 3.14m)

Luxury vinyl flooring continued from the hall. This is a wonderfully light kitchen with a large uPVC double glazed window to the front overlooking the Cliff Walk and Bristol Channel. There is another uPVC double glazed window to the side. Timber clad ceiling and part tiled walls. The fitted kitchen comprises a range of wall units and base units with white handleless doors and marble effect work surfaces and breakfast bar. Integrated appliances including electric oven, fridge freezer, dishwasher, washing machine and a four zone electric hob with extractor hood over. One and a half bowl stainless steel sink with drainer. Power points.

Living Room 14' 0" x 23' 8" (4.27m x 7.21m)

A lovely light sitting room with large uPVC double glazed windows that overlook the Bristol Channel. An original wood block flooring. Two central heating radiators. Fireplace with fitted gas fire, wooden surround and granite hearth. Power points and TV point.

Study 14' 2" x 11' 9" (4.31m x 3.57m)

An excellent study with original wood block flooring and uPVC double glazed sliding doors out onto the garden. Coved ceiling. Central heating radiator. Power points. This room has also been used as a bedroom over the years.

Sitting Room 15' 3" x 10' 6" (4.65m x 3.2m)

An open plan sitting room from the hallway, with uPVC double glazed sliding doors directly out onto the rear garden. Fitted carpet. Timber clad ceiling. Power points and TV point. Central heating radiator.

Utility / WC 9' 9" x 5' 0" (2.97m x 1.52m)

Vinyl flooring. Fitted base cupboards and work surface with single bowl sink and plumbing for a washing machine. Heated towel rail. WC. uPVC double glazed window to the rear. Tiled walls. Fitted high level cupboard. This utility room is accessed from a side lobby, which has a wooden double glazed door to the side. This side lobby, with its own front door, could easily be adapted to serve a separate annex.

First Floor

Landing

Fitted carpet from the stairs and landing. uPVC double glazed window to the rear. Attractive glass balustrade. Power point. Hatch to the loft space. Doors to the three bedrooms and the bathroom as well as the separate WC.

Bedroom 1 16' 1" maximum x 11' 9" (4.9m maximum x 3.59m)

The main bedroom, with extensive fitted wardrobes and an en-suite bathroom. This bedroom has access to the front balcony through uPVC double glazed sliding doors that also give an unparalleled view of the Bristol Channel. Fitted carpet. Coved ceiling. Power points.

En-Suite 5' 2" max x 12' 8" max (1.58m max x 3.85m max)

Vinyl flooring. uPVC double glazed window to the rear. Suite comprising a panelled bath with hand shower fitting, WC and a sink with storage below. Fully tiled walls. Heated towel rail. Shaver point. Fitted wall cabinet.

Bedroom 2 13' 1" x 13' 3" (3.98m x 4.03m)

Another double bedroom with Channel views, and once again with uPVC double glazed sliding doors out the balcony. Fitted carpet. Fitted wardrobes and dressing table. Coved ceiling. Central heating radiator. Power points.

Bedroom 3 9' 1" x 8' 11" (2.76m x 2.73m)

The third front facing double bedroom with phenomenal views of the Bristol Channel. Fitted carpet. Central heating radiator. Power points. uPVC double glazed window. Fitted wardrobes.

Bathroom 6' 2" x 5' 10" (1.87m x 1.77m)

Vinyl flooring. uPVC double glazed window to the side. Built-in cupboard. Suite comprising a walk-in shower with mixer shower as well as a sink with storage below. Heated towel rail. Shaver point. Fully tiled walls.

WC 2' 5" x 4' 11" (0.74m x 1.5m)

Vinyl flooring. WC. Tiled walls. uPVC double glazed window to the rear.

Outside

Front

A well-proportioned frontage that has a lovely, mature garden and extensive off road parking. The parking area is laid to block paving and leads along the side of the house to the garage and rear garden. The front garden provides excellent sitting space to watch the world go by, and to take advantage of the sea views.

Balcony 4' 5" x 21' 6" (1.35m x 6.56m)

A tiled balcony with glass balustrade and phenomenal water views across the Bristol Channel, taking in Penarth Pier on one side and the islands of Flat Holm and Steep Holm in the other direction. Accessed from the main bedroom and second bedroom.

Rear Garden

A large rear garden with a westerly aspect, with areas of lawn and patio along with a great deal of very attractive, mature planting that can provide privacy as well as colour and shade. The garden is wonderfully private and has plenty of space to sit, relax and entertain. Outside lights and taps. Access to the driveway and garage. There is plenty of space, particularly to the rear of the garden, for the installation of a home office / studio unit.

Garage

A detached double garage with door to the front along with windows to the side and rear.

Additional Information

Tenure

The property is freehold (WA267281).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,768.63 for 2026/27.

Approximate Gross Internal Area

1779 sq ft / 165.3 sq m.

Utilities

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

Planning Permission

The property has Planning Permission in place (2022/00463/FUL) for a single storey rear garden extension, loft conversion, with balcony and the conversion of the existing garage into a garden pavilion. Full details available on request.

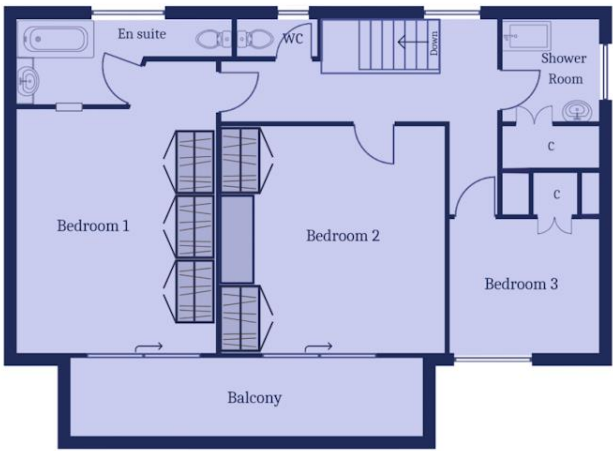
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor































