

# 111 Westbourne Road

Penarth, Vale of Glamorgan, CF64 5BQ



A detached family home, full of original character, in an excellent location and with a lovely big garden. The living accommodation comprises two reception rooms, kitchen with dining space, utility and WC on the ground floor as well as four bedrooms and bathroom above. The property has a good front garden that sets it back nicely from the road, off road parking for three to four cars leading to a garage and a large, westerly rear garden. The property is in good order throughout but due to the nature of the house and the garden, there is superb potential for extension, upgrading and reconfiguration to suit a number of needs. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£875,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Entrance Hall**

An excellent entrance hall with attractive original features including the stairs to the first floor, doors to the reception rooms and kitchen, original picture rails, cornice and skirting boards and a wooden leaded stained glass window to the front. Central heating radiator. Power points.

#### **Lounge** 10' 11" into recess x 16' 6" (3.33m into recess x 5.03m)

A dual aspect room with uPVC double glazed window to the front and doors to the rear into the garden. Original cornice, picture rails and deep skirting boards as well as an attractive timber floor. Open fire (not in use) with a tiled fireplace and wooden surround. Central heating radiator. Power points and TV point.

#### **Sitting Room** 11' 5" x 14' 11" (3.48m x 4.55m)

Fitted carpet. uPVC double glazed window to the rear overlooking the garden. Original picture rails, cornice and skirting boards. Power points and TV point. Central heating radiator.

#### **Kitchen** 10' 7" x 19' 0" (3.23m x 5.78m)

A triple aspect kitchen with uPVC double glazed windows to the front, rear and side. Wood floor. Fitted kitchen comprising wall units and base units with solid wood doors and laminate work surfaces. Rangemaster range cooker with double oven, grill and warming drawer plus a five burner gas hob with electric hot plate. Plumbing for a dishwasher. One and a half bowl sink with drainer. Space for a fridge freezer. Door at the rear into the utility area.

#### **Utility** 5' 6" x 4' 3" (1.68m x 1.29m)

Tiled floor. Fitted wall cabinets. Plumbing for washing machine and dryer. Power points. Doors to the side onto the driveway and to the rear into to the WC.

#### **WC** 5' 7" x 4' 1" (1.69m x 1.25m)

Tiled floor continued from the utility area, along with part tiled walls. High level uPVC double glazed window to the rear. WC and sink. Coved ceiling.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Central heating radiator. Original picture rails, skirting boards and doors to all rooms. Power point. Built-in cupboard with gas combination boiler.

#### **Bedroom 1** 10' 11" into recess x 16' 6" (3.33m into recess x 5.03m)

Double bedroom with uPVC double glazed window to the front. Central heating radiator. Fitted carpet. Original picture rails and skirting boards. Power points.

#### **Bedroom 2** 11' 5" x 11' 1" (3.48m x 3.38m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Original picture rails and skirting boards. Central heating radiator. Power points.

#### **Bedroom 3** 10' 1" x 11' 3" (3.08m x 3.44m)

The second double bedroom with views over the garden to the rear. Fitted carpet. uPVC double glazed window. Central heating radiator. Power points. Original picture rails and skirting boards.

#### **Bedroom 4** 7' 7" x 9' 9" (2.31m x 2.96m)

The smaller bedroom but a very good single room, ideal as a home office. Timber floor. Original picture rails and skirting boards. uPVC double glazed window to the front. Coved ceiling.

#### **Bathroom** 10' 6" x 7' 3" (3.21m x 2.22m)

Two uPVC double glazed windows to the front. Vinyl floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink. Heated towel rail. Recessed lights. Coved ceiling.

**Outside**

**Front and Side**

The property has an attractive front garden with mature privacy hedge and a lawn. There is a wooden gate that provides access to the driveway that gives off road parking for three to four cars down the side of the house to the garage. Original brick walls to the front and both sides. Pathway across the lawn to the front door.

**Garage 8' 11" x 23' 0" (2.72m x 7m)**

A large single garage with up and over garage door to the front, window and door to the side and a window at the back.

**Rear Garden**

An excellent rear garden, very private, mature and with a sunny westerly aspect that ensures sun from mid-morning through to the evening. Predominantly laid to lawn, the garden is currently in two sections with a main lawn and patio initially. This space has numerous sitting areas along with access to the garage and driveway. The bottom section is partly separate with hedge plants and provide another garden full of places to sit, with lawn, patio and area laid to stone chippings. The bottom garden has some attractive mature trees and can provide a bit more shade.

**Additional Information**

**Tenure**

The property is freehold (WA251216).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

**Approximate Gross Internal Area**

1348 sq ft / 125.2 sq m.

**Utilities**

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

**Energy Performance Certificate**

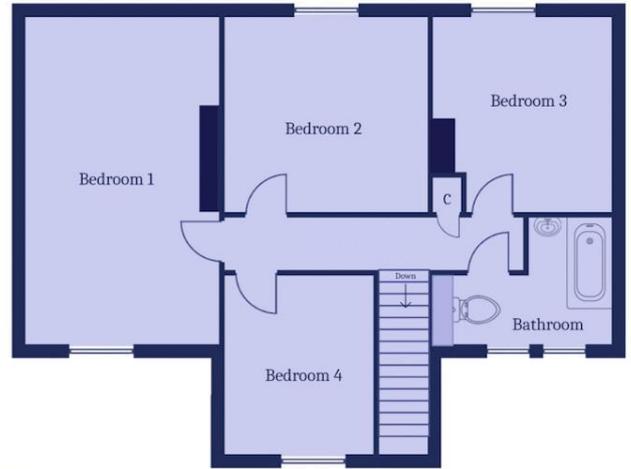
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Ground Floor

For illustrative purposes  
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First Floor









