

Monkton House, Holmesdale Place

Penarth, Vale of Glamorgan, CF64 3BB



A very attractive Victorian semi detached property situated in a sought after location near to The Esplanade, town centre, public transport and schools. It offers ideal family accommodation with three reception rooms and a very spacious kitchen / diner on the ground floor along with seven bedrooms and five bathrooms above. It has recently been decorated and is being sold with fitted carpets and blinds. Viewing is strongly recommended in order to appreciate the spacious accommodation, situation, character and quality. No onward chain. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

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£1,400,000

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Accommodation

Ground Floor

Entrance Porch

Feature wooden front door with glazed side panels and above. Moulded coved ceiling. Fitted carpet. Glazed panelled double doors and side panels into the hall.

Hall

Spacious attractive hallway with original moulded coved ceiling and impressive original staircase with curved hand rail. Feature doors leading off to the various rooms. Understairs cupboard. Under floor heating. Ceramic tiled floor. Door leading to the cellar, which has light, power points, hot water cylinder and consumer units for the main house lights, power points and the garden.

Lounge 14' 8" x 23' 9" into bay (4.47m x 7.23m into bay)

Fitted carpet. Power points. Double glazed bay window to the front with fitted blinds. Underfloor heating. Moulded coved ceiling. TV point. Period fireplace with wood burning stove.

Sitting Room 17' 0" x 17' 9" into bay (5.18m x 5.41m into bay)

Fitted carpet. Double glazed bay window to the front with fitted blinds. Under floor heating. Power points. TV point. Moulded Coved ceiling.

Dining Room / Reception Area 33' 2" x 14' 1" (10.10m x 4.29m)

Ceramic tiled floor. Bi-folding double glazed doors along one wall leading out to the rear garden and patio. Moulded coved ceiling. Recessed lighting. Attractive stone fireplace with log burner. Power points. Under floor heating. This room opens into the kitchen.

Kitchen 13' 6" x 11' 4" (4.11m x 3.45m)

Fitted kitchen comprising a range of base units and granite worktops. Twin bowl sink in island unit forming a breakfast bar area. Built-in cupboards and drawers. Moulded coved ceiling. Power points. Integrated appliances including a four burner induction hob with extractor above and granite splashback, double oven, dishwasher and fridge freezer. Pull out pantry cupboard with shelving. Underfloor heating. Recessed lighting. Door leading to a utility room.

Utility Room 12' 6" x 9' 6" (3.81m x 2.89m)

Ceramic tiled floor. Range of base units and wooden worktops. Power points. Wall cupboards. Belfast sink unit. Recessed lighting. Tiled walls. Double glazed window with fitted Venetian blinds overlooking the rear garden and door leading out. Central heating radiator. Door leading into study/TV room.

Study / TV Room 13' 2" x 12' 5" (4.01m x 3.78m)

Laminate flooring. Central heating boiler. Large double glazed window to the front with fitted Venetian blind. Fitted shelving. Central heating radiator. Power points. TV point. Recessed lighting.

Cloakroom

Ceramic tiled floor. Pedestal wash hand basin and WC. Double glazed window. Recessed lighting. Door to storage room.

Storage Room 9' 11" x 5' 10" (3.02m x 1.78m)

Built-in cupboards. Power points. Double glazed window.

First Floor

Landing

Fitted carpet to stairs and landing. Feature doors off to the various rooms. Power points. Moulded coved ceiling. Very attractive original staircase. Door leading to the stairs to the second floor.

Bedroom 1 16' 11" x 13' 11" *plus bay (5.15m x 4.24m plus bay)*

A very spacious main double bedroom with en-suite to the front of the property with double glazed bay window giving views over Marine Parade to the Bristol Channel. Roller blinds. Fitted carpet. Under floor heating. Moulded coved ceiling. Power points.

En-Suite 12' 0" x 6' 1" (3.65m x 1.85m)

Fully tiled en-suite bathroom with suite comprising shower cubicle with mixer shower, WC and wash hand basin with vanity unit. Ceramic tiled floor and walls. Heated towel rail. Double glazed window with fitted blinds.

Bedroom 2 15' 0" x 15' 0" *plus bay (4.57m x 4.57m plus bay)*

Double bedroom, again to the front of the property and with a double glazed window with views and roller blinds. Fitted carpet. Underfloor heating. Power points. Moulded coved ceiling.

Bedroom 3 15' 3" x 12' 1" (4.64m x 3.68m)

Fitted carpet. Under floor heating. Moulded coved ceiling. Recessed lighting. Double glazed windows to the side and rear with fitted Venetian blinds. Fitted shelving.

Bedroom 4 15' 0" x 14' 0" (4.57m x 4.26m)

Double bedroom with large double glazed window overlooking the rear garden with fitted Venetian blinds. Underfloor heating. Power points. TV point. Moulded coved ceiling. Recessed lighting.

Bedroom 5 13' 8" x 13' 0" (4.16m x 3.96m)

Fitted carpet. Underfloor heating. Double glazed window to the side with Venetian blinds. Moulded coved ceiling. Power points. Range of built-in wardrobes along one wall.

Family Bathroom 10' 7" x 9' 9" (3.22m x 2.97m)

Tiled floor. Part tiled walls. Suite comprising a roll top bath, walk-in shower, WC and wash hand basin. Heated towel rail. uPVC double glazed window. Recessed lighting. Fitted wall mirror.

Shower Room 8' 9" x 5' 7" (2.66m x 1.70m)

Spacious shower area, wash hand basin and WC. Double glazed window. Tiled floor. Heated towel rail. Fully tiled. Recessed lighting.

Second Floor

Landing

Spacious landing area. Fitted carpet to stairs and landing. Two central heating radiators. Power points. Double glazed window to the side.

Bedroom 6 20' 2" x 10' 4" *plus 9'11 x 25'0" (6.14m x 3.15m)*

Three central heating radiators. Power points. Recessed lighting. Exposed beams. Built-in wardrobes and chest of drawers. Four double glazed Velux windows and a circular window. Door to en-suite.

En-Suite 10' 3" x 4' 4" (3.12m x 1.32m)

Suite comprising a shower cubicle, wash hand basin and WC. Double glazed Velux window. Heated towel rail. Fully tiled. Mirror over basin. Extractor fan. Recessed lighting.

Bedroom 7 / Study 12' 11" x 10' 3" (3.93m x 3.12m)

Fitted carpet. Central heating radiator. Power points. Four double glazed Velux windows. Two double glazed windows to the rear. Recessed lighting. Built-in cupboard. Door to en-suite.

En-Suite 7' 0" x 5' 6" (2.13m x 1.68m)

Suite comprising a shower cubicle, WC and wash hand basin. Double glazed Velux window. Fully tiled.

Outside

Front

The garden to the front is laid to lawn and flowerbeds, well stocked with mature shrubs. Paved patio and metal gate to Holmesdale Place.

Side

To the side is an electric gate giving access to the rear garden and a paved car parking area.

Rear

The rear garden has a westerly aspect, Leading out from the house is a large tiled patio leading to lawn and flowerbeds, well stocked with trees and shrubs. Two timber storage buildings and a hot tub and the car parking area.

Additional Information

Tenure

We are informed that the property is Freehold.

Council Tax Band

We are informed that the Council Tax band for this property is H, which equates to a charge of £ for the year 2021/2022.

Approximate Gross Internal Area

4477 sq. ft. / 416 m²

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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