

32 Stanwell Road

Penarth, Vale of Glamorgan, CF64 2EY



A characterful stone-built period terraced property in a very popular and convenient location in catchment for Victoria and Stanwell schools and close to the town centre, shops and both local train stations. The family accommodation comprises two reception rooms, utility room, cloakroom and kitchen / diner on the ground floor along with three double bedrooms, bathroom and shower room on the first floor and a fourth double bedroom above. There are pleasant views to the front and rear towards two churches and the property benefits from enclosed front and rear gardens. EPC: D.

**David
Baker&Co.**

Your local Estate Agent & Chartered Surveyor

Est. Penarth 1969

Offers Over £600,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 4' 2" x 4' 10" (1.28m x 1.48m)

Original wooden front door with window above. Tiled floor. Dado rails. Original glazed panel inner door with stained glass windows to either side. Original cornice.

Entrance Hall

A very attractive original tiled floor. Central heating radiator. Original dado rails, cornice, picture rails and ceiling arch. Staircase to first floor. Original timber doors to the living room, sitting room, cloakroom and kitchen / diner (cloakroom and kitchen have glazed panels).

Living Room 13' 2" x 15' 7" (4.01m x 4.76m)

The main reception room with feature uPVC double glazed bay window to the front. Fitted carpet. Original picture rails, cornice, deep skirting boards and fireplace with wooden surround, fitted gas fire (disconnected) and tiled hearth. Two fitted wall lights. Two central heating radiators. Power and TV points.

Sitting Room 12' 1" into recess x 13' 1" into doorway (3.69m into recess x 3.98m into doorway)

The second reception room, this time with original wooden glazed panel door and windows to the rear into the utility room. Fitted carpet. Original picture rails, cornice and deep skirting boards. Central heating radiator. Power points. Two fitted wall lights.

Utility Room 4' 9" x 6' 8" (1.46m x 2.03m)

Lean-to accessed from the sitting which provides useful additional utility space. Perspex roof and wooden glazed panel door into the garden. Vinyl floor. Fitted work surfaces. Plumbing for washing machine. Power points. Electric light.

Cloakroom 7' 2" x 4' 11" (2.18m x 1.49m)

Oak flooring continued from the kitchen. WC and wash hand basin with storage below. Wooden sash window to the side. Central heating radiator.

Kitchen / Diner 11' 1" x 22' 5" (3.38m x 6.83m)

A spacious fitted kitchen, ideal family and entertaining space, with uPVC double glazed window and wooden double glazed window to the side and wooden double glazed doors at the rear into the garden. Oak flooring. Period fire surround with cast iron grate and tiled hearth. Fitted kitchen comprising wall units and base units with shaker style doors and wooden work surfaces. Integrated appliances including a five burner gas hob, electric oven, grill (all Neff) dishwasher and extractor hood. Twin bowl Belfast style sink. Space for American style fridge freezer. Two central heating radiators. Space for dining table and chairs. Cupboard with gas boiler.

First Floor

Landing

Fitted carpet to the stairs and landing. Original cornice, picture rails and deep skirting boards. Central heating radiator. Power points. Hatch to the front loft space. High level Velux window. Dado rails. Timber doors to three bedrooms, bathroom and shower room.

Bedroom 1 18' 9" x 12' 2" (5.71m x 3.72m)

Double bedroom across the full width of the front of the property. Fitted carpet. Two uPVC double glazed windows to the front with pleasant views towards Trinity Church. Two central heating radiators. Power points. Original marble fireplace with cast iron grate, tiles and tiled hearth. Original picture rails, cornice and deep skirting boards.

Bedroom 2 12' 3" x 12' 0" (3.73m x 3.66m)

Double bedroom with wooden double glazed window to the rear. Timber floor. Central heating radiator. Original cast iron fire surround and picture rail. Power points.

Bedroom 3 10' 10" x 17' 4" to doorway (3.31m x 5.28m to doorway)

Double bedroom to the rear of the property with uPVC double glazed window overlooking the garden and out to All Saints Church. Fitted wardrobes, one of which houses a wash basin. Fitted carpet. Two central heating radiators. Power points. Original cast iron fire surround.

Shower Room 4' 10" x 2' 11" (1.48m x 0.89m)

Shower cubicle with mixer shower. Glass block window to the side. Part tiled walls and a vinyl floor. Heated towel rail. Extractor.

Bathroom 7' 9" x 6' 9" (2.37m x 2.05m)

Vinyl floor. Suite comprising a panelled bath with electric shower and folding glass screen, WC and wash hand basin with storage below. Central heating radiator. Original wooden sash window to the side. Extractor. Part tiled walls. Original picture rail.

Second Floor

Bedroom 4 11' 3" x 13' 7" (3.44m x 4.15m)

Doorway from the top of the stairs from the first floor. Double bedroom with uPVC double glazed window and Velux window to the side as well as a door at the rear into a loft storage room. Painted timber floor. Two central heating radiators. Power points. Original cast iron fire grate. The loft storage space has a timber floor, electric light and fitted storage.

Front Loft Area

Loft space above the front two bedrooms, with an upgraded, insulated loft floor fitted to Building Regs which makes the space suitable for conversion to a fifth bedroom subject to further Building Regulations approval. Large Velux window.

Outside

Front

Enclosed front garden with mature planting throughout. Paved patio and pathway. Original stone wall and gate from the pavement.

Rear Garden

A well-proportioned and enclosed rear garden with a southerly aspect. Predominantly laid to lawn and with areas of natural stone patio. Original stone walls to three sides and with a gate to the rear lane. Outside tap. Timber shed, greenhouse and wood store. Side return area.

Additional Information

Tenure

The property is held on a freehold basis (WA402566).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

Approximate Gross Internal Area

1765 sq ft / 164 sq m.

Solar Panels

The property benefits from south facing solar panels located on the main roof. The panels belong to the property and there is a feed in tariff with money payable for energy supplied back to the National Grid.

Energy Performance Certificate



Floor Plan









