

# 28 Archer Road

Penarth, Vale Of Glamorgan, CF64 3HJ



A rarely available six bedroom semi-detached period property with annex, extensive parking and large garden found on one of Penarth's most popular roads with convenient access to many local amenities including schools, parks, the Esplanade and town centre. The main house comprises three reception rooms, kitchen, conservatory, cloakroom and utility space, six bedrooms and two bathrooms while the annex has a living room, bedroom and bathroom and is extremely versatile. The property has enormous potential to extend, reconfigure and upgrade to suit a number of requirements. Sold with no onward chain. EPC: D.

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**£990,000**

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## **Accommodation**

### **Ground Floor**

#### **Entrance Porch**

Panelled front door. Tiled floor. Glazed windows. Half glazed panelled door with half glazed side panels lead through into the entrance hall.

#### **Entrance Hall**

L-shaped with doors off to all main rooms with feature carved panels above the doors. Coved ceiling. Useful under stairs cupboard. Central heating radiator. Feature period tiled floor. Passageway off the hall leads through to a very useful coat hanging area with a tiled floor running through from the hall. Central heating radiator. Double glazed window. Door giving access to a cloakroom.

#### **Cloakroom**

White suite comprising WC and wash hand basin. Central heating radiator. Half tiled walls. Fully tiled. uPVC double glazed window.

#### **Sitting Room** 15' 1" into bay x 13' 7" (4.6m into bay x 4.15m)

Large bay window overlooking the front garden with fitted roller blinds. Original coved ceiling. Two central heating radiators. Power points. Three feature corner cupboards with glazed upper sections with display shelves and cupboards under. Feature wood block floor. TV point.

#### **Lounge / Dining Room** 26' 7" x 13' 1" (8.1m x 3.99m)

The main reception room, originally two rooms which have been opened up to form a most impressive lounge and dining area. Three windows overlooking the front garden. Original coved ceiling. Attractive open fireplace with period surround. Two central heating radiators. Power points. Feature wooden oak flooring. Glazed double doors lead through into the conservatory.

#### **Conservatory** 10' 10" x 9' 10" (3.3m x 3.0m)

Additional living space overlooking the garden and linking to the kitchen. Ceramic tiled floor. Power points. uPVC double glazed doors leading out to the rear garden with side panels.

#### **Kitchen** 13' 0" x 11' 4" (3.97m x 3.45m)

Wall and floor units with accompanying granite work surfaces which are complemented by attractive wall tiling. One and a half bowl stainless steel sink unit. Extractor fan over the cooking area. Built-in dishwasher. Double central heating radiator. Quarry tiled floor. Fitted spotlights. Large double glazed window overlooking the rear garden. Glazed panelled door giving access to the outer lobby off which is a utility room.

#### **Utility Room**

Part tiled walls. Tiled floor. Plumbing for washing machine. Useful shelving/storage area. Power points. Skylight. The lobby in turn leads to a passageway, which leads to the rear garden and a stable door giving access back to the front garden and a door giving access into the double garage.

#### **Double Garage**

Power and light within. Water supply and electric roller shutter door.

### **First Floor**

#### **Landing**

Original staircase and balustrading. Power points. Glazed window overlooking the rear garden. Central heating radiator. Original coved ceiling. Fitted carpet to stairs and landing.

#### **Bathroom**

Modern suite in white comprising of a panelled bath with shower fitment and pedestal wash hand basin. Three quarter tiled walls. Central heating radiator. uPVC double glazed window. Cabinet.

### **Toilet**

Separate WC with uPVC double glazed window and part tiled walls.

### **Bedroom 1** 15' 9" x 13' 5" (4.8m x 4.1m)

A good size master bedroom with three windows overlooking the front with fitted roller blinds. Power points. Fitted carpet. Central heating radiator. Original coved ceiling. An extensive range of built-in wardrobes providing both hanging and storage space. Telephone point. Door leading off to en-suite.

### **En-Suite**

Suite comprising a vanity unit with wash hand basin and cupboards below, separate tile shower cubicle with power shower and WC. Heated towel rail. uPVC double glazed window. Ceramic tiled floor. Wall mirror.

### **Bedroom 2** 13' 7" x 11' 5" (4.14m x 3.48m)

Three windows to the front with fitted roller blinds. Central heating radiator. Coved ceiling. Built-in wardrobes along one wall with central dressing table unit. Fitted carpet. Power points.

### **Bedroom 3** 11' 8" x 10' 10" (3.55m x 3.3m)

Three windows to the rear garden with fitted roller blinds. Central heating radiator. A range of built-in wardrobes along one wall providing both hanging and storage space. Power points. Fitted carpet.

## **Second Floor**

### **Landing**

Double glazed Velux window. Access to roof space. Door giving further extensive storage space in the eaves of the roof. Power point. Fitted carpet to stairs and landing.

### **Bedroom 4** 13' 7" x 10' 5" (4.15m x 3.18m)

A good size double bedroom with four windows overlooking the rear elevation and enjoying a superb outlook over the surrounding gardens. Double central heating radiator. Built-in wardrobes. Fitted carpet. Power points.

### **Bedroom 5** 12' 2" x 12' 0" (3.7m x 3.65m)

Central heating radiator. Four windows overlooking the front garden with roller blinds. Fitted carpet. Double central heating radiator. Power points. Telephone point.

### **Bedroom 6 / Study** 15' 11" x 6' 11" (4.85m x 2.1m)

Double glazed Velux window. Power points. Fitted carpet. This room has a sloping ceiling.

## **Outside**

The property is set well back from the road. There is a drive to the side providing off road parking for a number of cars and leading to a double garage. There are further outbuildings, which have previously been used as consulting rooms but could be used for any number of uses. This self-contained annex contains a lounge with possible kitchenette, bathroom and double bedroom.

### **Front Garden**

The front garden is pleasantly laid in lawn and flowerbeds, well stocked with flowering shrubs together with a hedge offering privacy to the property.

### **Rear Garden**

There is a very large rear garden, well landscaped, laid to lawn and flowerbeds, well stocked with flowering shrubs and mature trees. Large timber garden shed and a greenhouse. A further garden area at the bottom of the rear garden through an arched hedge that has been paved, is enclosed, extremely private with a fishpond and a most pleasant sitting area for a barbecue.

## Annex

### Entrance

Front door. Feature wooden flooring throughout the annex.

### Room 1 13' 4" x 13' 0" (4.07m x 3.96m)

Two central heating radiators. Power points. uPVC double glazed window to the front with roller blind. Large skylight.

### Bathroom

Modern suite comprising vanity unit with wash hand basin and WC. Fully tiled walls. Central heating radiator. Low level w.c. Central heating radiator. Heated towel rail. Ceramic tiled floor.

### Room 2 8' 5" x 8' 9" (2.57m x 2.67m)

Central heating radiator. uPVC double glazed window to the rear garden with roller blind. Power points. Built-in wardrobes with sliding doors.

## Additional Information

### Tenure

The property is held on a freehold basis (WA673696).

### Council Tax Band

We are informed that the Council Tax band for this property is Band I, which equates to a charge of £4,373.14 for the year 2023/24.

### Approximate Gross Internal Area (Main House)

2411 sq ft / 224 sq m.

## Energy Performance Certificate

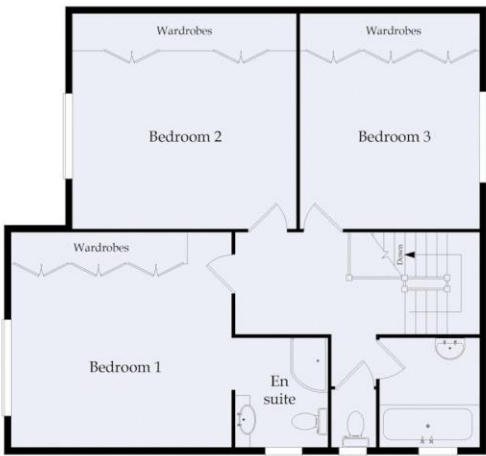
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



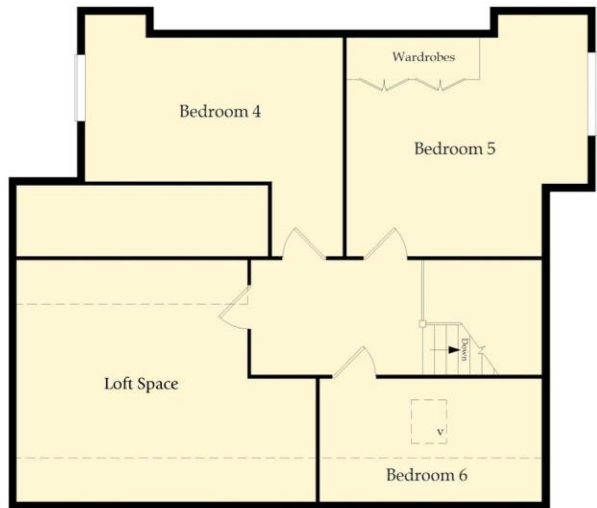
Floor Plan



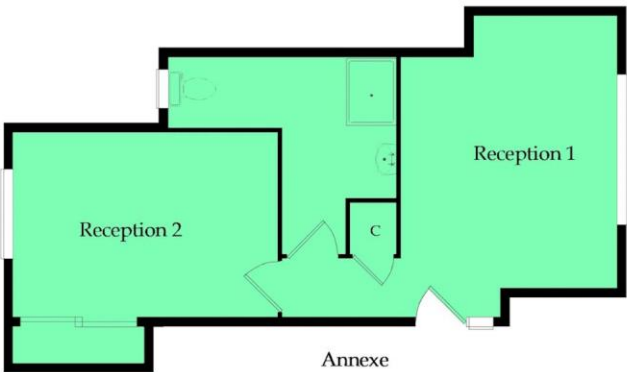
Ground Floor



First Floor



Second Floor



Annexe

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