

# 31 Victoria Road

Penarth, The Vale Of Glamorgan, CF64 3HY



An absolutely superb detached Victorian property offering elegance and character in what is a very spacious family home. Within half a mile of the town centre, train station and some excellent local schools, the property sits on a very well sized plot and has spacious gardens. Accommodation comprises an entrance hall, three reception rooms, kitchen / diner, orangery, bathroom, laundry and study plus six bedrooms and four bathrooms. The rear garden is attractively landscaped with an expansive lawn and numerous seating areas. There is also a very attractive front garden and off road parking. No onward chain. EPC: D.

**David  
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**£1,750,000**

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## Accommodation

### Ground Floor

#### **Porch**

Original wooden front door with semi-circled leaded window above, leaded window to the side, coved ceiling, dado rail and leaded inner door and windows to the entrance hall. Boxed seat with storage. Built in cupboard with electric consumer unit and meter. Marble tiled floor.

#### **Entrance Hall**

An impressive, spacious entrance hall giving access to all areas of the property. Marble tiled floor. Original leaded windows to the side with secondary glazing. Part wood panelled walls. Two period style central heating radiators. Cast iron fireplace with marble hearth and wood burning stove. Original coved ceiling, ceiling arches, skirting boards, doors to all rooms and a very attractive staircase to the first floor.

#### **Coat Cupboard**

Marble tiled floor. Fitted rails. Wooden door / window to the side with fitted Venetian blinds.

#### **Lounge 14' 10" x 16' 4" into bay (4.53m x 4.97m into bay)**

Original leaded bay window with secondary glazing, skirting boards, picture rails, coved ceiling and wooden fireplace with slate heart and gas fire. Power points. Central heating radiator.

#### **Sitting Room 17' 10" into recess x 22' 1" into bay (5.44m into recess x 6.73m into bay)**

The primary reception room of the property, light and very spacious with original moulded coved ceiling, deep skirting boards, leaded window to the side and a feature wooden sash bay window to the front. Recessed lights. Two central heating radiators. Marble fireplace with an open fire grate and a slate hearth. Power points. TV point.

#### **Dining Room 22' 0" x 14' 10" (6.7m x 4.52m)**

Fitted carpet. Original wooden sash bay window to the side, coved ceiling, picture rails and deep skirting boards. Wooden window and door to the orangery. Two period style central heating radiators. Power points. TV point. Original wooden fireplace with fitted gas fire and marble hearth.

#### **Kitchen 16' 3" x 38' 1" maximum (4.95m x 11.6m maximum)**

An impressively designed kitchen / dining / living space to the rear of the property with extensive glazing that looks over the garden and brings in excellent natural light. Oak floor. Fitted kitchen units with white matt doors, granite work surfaces and stainless steel work surfaces. Central island to match with storage, power points and a breakfast bar. Range cooker with five gas burners, hot plate and double oven. Integrated appliances including an American style fridge freezer, Neff warming drawer and combi microwave and a dishwasher. Twin bowl counter sunk stainless steel sink with Quooker mixer tap and a high quality waste disposal unit. Recessed spotlights. Extensive dining space and glazing with door, overlooking the rear garden and with fitted roller blinds. Two central heating radiators. Power points. Track lights. High level windows and skylights to one side.

#### **Orangery 21' 2" into side bay x 25' 6" maximum (6.44m into side bay x 7.78m maximum)**

Wooden double glazed windows, roof and doors. Low level wooden panels. Two covered central heating radiators. Power points. Wooden double doors into the kitchen. The roof has two ceiling fans, a grape vine and fitted blinds.

#### **Side Lobby 17' 6" x 6' 0" (5.33m x 1.84m)**

A space that joins the entrance hall to the kitchen while giving access to the side of the property, the study, ground floor bathroom and utility space. Oak flooring. Wood panelling. Original moulded coved ceiling. Glazed panel door to the side. Central heating radiator.

#### **Study 12' 0" x 6' 1" (3.67m x 1.86m)**

Fitted carpet. Feature mirror to one wall. Recessed lights. Extensive fitted shelving and cupboards. Phone and power points.

**Bathroom** 12' 0" x 4' 11" (3.67m x 1.5m)

Polished porcelain tiled floor and part tiled walls. Wooden double glazed window to the side with fitted full height shutters. Central heating radiator. Suite comprising a tiled panelled bath with mixer tap and hand shower, WC and wash hand basin. Coved ceiling. Recessed lights.

**Utility Room** 14' 0" x 7' 6" (4.26m x 2.28m)

Tiled floor. Extensive fitted storage with two drinks chillers. Granite work surfaces with stainless steel counter sunk sink and mixer tap. Under counter lighting. Wooden sash window to the side with fitted blind. Central heating radiator. Power points. Integrated washing machine and freezer.

**First Floor**

**Landing**

A very attractive and spacious landing with large original leaded window to the side and secondary glazing. Fitted carpet. Original coved ceiling, dado rails, staircase, deep skirting boards and doors to all rooms. Two built in cupboards.

**Wet Room** 5' 9" x 10' 10" (1.75m x 3.29m)

A modern, fully tiled wet room with walk in mixer shower, WC and porcelain basin. Two wooden double glazed sash windows to the front and two to the side, all with fitted roller blinds. Recessed spotlights. Extractor. Heated towel rail. Under floor heating.

**Bedroom 1** 16' 0" into bay x 22' 0" (4.87m into bay x 6.7m)

A very spacious and elegant main bedroom that forms part of an impressive suite that runs from the front to the rear of this side of the house and comprises the bedroom with dressing room and en-suite bathroom. Fitted carpet. Original wooden sash bay window to the front with fitted roller blinds, coved ceiling, picture rails, deep skirting boards and ceiling work. Original marble fireplace with ornamental cast iron grate and marble hearth. Period style central heating radiator. Power points. Door to the dressing room.

**Dressing Room** 9' 9" plus wardrobes x 12' 11" (2.97m plus wardrobes x 3.94m)

Extensive fitted storage in the form of wardrobes and shelving. Fitted carpet. Original wooden sash window to the side with full height fitted shutters. Coved ceiling. Recessed spotlights. Power points. Heated mirrored radiator. Doors from the main bedroom, landing and open to the en-suite bathroom.

**En-Suite Bathroom** 15' 11" x 12' 6" (4.84m x 3.8m)

A stylishly appointed and luxuriously sized en-suite bathroom that gives access onto a private roof terrace. Two original wooden windows to the side and wooden double doors with fitted roller blind to the rear. Suite comprising a very large walk-in shower with mixer and overhead showers plus recessed shelving, a tiled sunken bath with hand shower fitment and mixer tap, twin wash hand basins with vanity unit, mirror and lights and a WC with hidden cistern. Tiled floor and part tiled walls. Coved ceiling. Recessed spotlights. Heated towel rail. Built in cupboard. Extractor Fan.

**Bedroom 2** 14' 9" x 12' 8" (4.49m x 3.87m)

Double bedroom to the front of the property with original picture rails, coved ceiling and wooden fireplace with tiled hearth and fitted gas fire. Original wooden sash windows to the front with secondary glazing. Central heating radiator. Power points. Fitted carpet.

**Bedroom 3** 14' 11" x 14' 11" (4.54m x 4.55m)

The third first floor bedroom, once again a double and this time to the rear of the property. Fitted carpet. Original wooden fireplace with marble hearth, wooden sash windows to the side with secondary glazing, picture rails, coved ceiling and deep skirting boards. Central heating radiator. Power points.

## Second Floor

### **Second Floor Landing**

Another spacious landing with large south facing wooden window to the side with secondary glazing ensuring excellent natural light. Fitted carpet. Built in cupboard. Two central heating radiators. Original dado rails and skirting boards. Power point.

### **Bedroom 4 30' 11" total x 16' 10" maximum (9.42m total x 5.12m maximum)**

A superb bedroom suite with bedroom and lounge areas. Fitted carpet. Extensive built in wardrobes. Two original wooden windows to the front with secondary glazing and two Velux windows with blinds. Period cast iron fireplace with tiled hearth. Two central heating radiators. Power and TV points. Recessed spotlights.

### **Bathroom 15' 5" x 10' 1" (4.71m x 3.08m)**

Tiled floor and part tiled walls. Original wooden windows to the side with secondary glazing. Velux window. Recessed spotlights. Heated towel rail. Bathroom suite comprising a walk in shower with glass screen, hand and overhead showers, freestanding bath with mixer tap and hand shower, WC with concealed cistern, wash hand basin with fitted mirror. Two fitted wall lights.

### **Bedroom 5 15' 5" into bay x 14' 11" maximum (4.7m into bay x 4.55m maximum)**

Double bedroom with original wooden window to the side and boxed window seat. Original cast iron fireplace and grate with fireguard. Two Velux windows with blinds. Fitted carpet. Eaves cupboard. Power points.

### **Bedroom 6 14' 7" maximum x 15' 0" maximum (4.45m maximum x 4.58m maximum)**

The sixth and final double bedroom. Original cast iron fireplace with grate and fire guard. Fitted carpet. Velux window. Original wooden window to the side. Central heating radiator. Eaves cupboard. Power points.

## Outside

### **Front**

A very well landscaped front garden full of sculpted box hedging and an array of mature plants and shrubs. Nature stone paved pathways. Extensive off road parking to the side laid to stone chippings. Side access to the rear.

### **Rear Garden**

A larger than average rear garden that for roughly two thirds of the depth is double width, with some land being previously purchased from 29 Victoria Road. Very mature and private, with a westerly aspect. The garden comprises extensive areas of lawn, paved patio and timber decking, with water features and sculptures. There are many mature trees, a pergola and the first floor roof terrace which can be accessed from the main bedroom and from the garden itself. To the rear of the garden is an enclosed area for garden tools and machinery that also houses a timber store. Access to the storage room.

## Additional Information

### **Tenure**

We have been informed by the vendors that the property is held on a freehold basis.

### **Council Tax**

The Council Tax band for this property is I, which equates to a charge of £4,026.64 for the year 2021/22.

### **Approximate Gross Internal Area**

5274 sq ft / 489 sq m.

## Energy Performance Certificate

### Floor Plan



















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