

27 Cwrt-Y-Vil Road

Penarth, Vale of Glamorgan, CF64 3HP



A very attractive stone built period property on this very popular road, only a short distance from the town centre and train station. Extended on the ground floor and comprises two reception rooms, kitchen / diner, cloakroom and utility room along with five double bedrooms, two box rooms and two bathrooms across the first and second floors. The impressive rear garden has been lovingly cultivated over the years and is full of mature planting in well stocked, deep borders with original stone walls to three sides. Off road parking to the front. This is a wonderful family home. EPC: E.

**David
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£1,000,000

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Accommodation

Ground Floor

Porch 5' 3" x 4' 5" (1.61m x 1.34m)

Original wooden front door with window above. Original tiled floor and stained glass inner door and windows to the hall. Original dado rail and moulded cornice. Built-in cupboard.

Entrance Hall

An impressive and attractive entrance hall with original features including the tiled floor, deep skirting boards, dado rails, Dorset and moulded cornice. Central heating radiators. Under stair cupboards. Power point.

Living Room 14' 10" into recess x 16' 6" into bay (4.53m into recess x 5.03m into bay)

An elegant main reception room with feature wooden sash bay window to the front and an attractive stripped timber floor. Original fire surround with a period style cast iron gas fire. Original picture rails, moulded cornice and deep skirting boards. Power points and TV point. Central heating radiator.

Dining Room 17' 2" into bay x 14' 8" into recess (5.24m into bay x 4.46m into recess)

The second reception room, once again with bay window but this time to the side, with a mixture of wooden sash windows and a door giving access to the rear garden. Original stripped timber floor, fireplace, dado rails, picture rails, moulded cornice and deep skirting boards. Power points. Central heating radiator.

Kitchen / Diner 20' 8" maximum x 24' 9" maximum (6.29m maximum x 7.54m maximum)

An extended family space with tiled floor throughout, wooden sash window and two additional windows to the side and a set of wooden double glazed doors leading out to the garden. Fitted solid wood kitchen comprising wall units, base units and full height cupboards all with in-frame shaker style doors and black granite work surfaces. Recess for fridge freezer and an integrated dishwasher. One and a half bowl countersunk stainless steel sink with drainer. Recessed lights. Ample space for dining table and chairs. Door to the utility room.

Cloakroom 4' 3" x 8' 4" (1.29m x 2.53m)

Original black and red tiled floor. Part timber clad walls. Wooden sash window to the rear. Moulded cornice. Fitted unit with WC, wash hand basin and storage. Central heating radiator.

Utility Room 6' 3" x 10' 11" (1.91m x 3.32m)

Period style black and red tiled floor. Fitted wall units and base units with laminate work surfaces. Single bowl stainless steel sink with drainer. Plumbing for washing machine and dryer. Wooden double glazed door to the garden and a uPVC double glazed window to the side. Wall mounted gas boiler. Fitted shelving.

First Floor

Landing

Fitted carpet to the stairs and landing. Original staircase continues to the second floor. Original dado rails, moulded cornice and skirting boards. Central heating radiator. Power point. Built-in cupboard.

Bedroom 1 14' 10" into recess x 16' 6" into bay (4.52m into recess x 5.03m into bay)

Double bedroom to the front of the property with original wooden sash bay window to the front, picture rails, moulded cornice and skirting boards. Fitted carpet. Fitted wooden shutters to the windows. Central heating radiator. Power points.

Bedroom 2 13' 10" into recess x 14' 3" into recess (4.21m into recess x 4.35m into recess)

A spacious double bedroom with original wooden sash window to the side, fireplace with wooden surround and cast iron grate, moulded cornice and skirting boards. Central heating radiator. Power points.

Bedroom 3 11' 3" x 12' 0" (3.43m x 3.67m)

Double bedroom to the rear of the property with wooden window overlooking the garden. Fitted carpet. Central heating radiator. Power points. Original picture rails and fire place.

Box Room 1 5' 3" x 9' 1" (1.59m x 2.77m)

An ideal study but has the potential to be converted into a dressing room or en-suite shower room for the main bedroom. Original wooden sash bay window to the front with fitted shutters. Stripped original timber floor. Fitted shelving. Power points.

Family Bathroom 8' 11" x 8' 9" (2.71m x 2.66m)

A modern bathroom with suite comprising a tiled panelled bath, shower cubicle with mixer shower, WC and wash hand basin with storage below. Heated towel rail. Tiled floor and part tiled walls. Two wooden windows to the rear. Recessed lights.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Velux window to the rear. Doors to all four rooms. Low door to the rear loft and a hatch to the upper left space. Power point.

Bedroom 4 14' 9" into recess x 16' 5" into bay (4.5m into recess x 5m into bay)

Double bedroom to the front of the property with wooden sash bay window and original fire surround. Fitted carpet. Central heating radiator. Power points.

Bedroom 5 13' 10" into doorway x 13' 1" (4.21m into doorway x 3.99m)

Double bedroom with uPVC double glazed window to the rear and a Velux window to the side. Fitted carpet. Central heating radiator. Power points.

Box Room 2 5' 2" x 9' 7" (1.57m x 2.92m)

Fitted carpet. Power points. Velux window to the front. Once again, this room is ideal as a home office or dressing room but is also very useful as storage space.

Shower Room 3' 9" plus shower x 9' 10" (1.15m plus shower x 3m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with electric shower, WC and wash hand basin. Heated towel rail. Recessed lights. Extractor fan.

Outside

Front and Side

The property benefits from a front garden, laid to lawn and with a deep planting bed full of mature plants and shrubs. Curved natural stone pathway to the front door. Off road parking to the side for two to three cars. Gated access to the rear garden. Original stone wall.

Rear Garden

An impressive, mature and private rear garden with a westerly aspect and full of plants, shrubs and trees in deep borders to either side. Predominantly laid to lawn and with an extensive natural stone patio accessed from the kitchen / diner. Gated side access to the front. Outside tap. Two sheds, greenhouse and pergola.

Additional Information

Tenure

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

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £3,637.94 for the year 2023/24.

Approximate Gross Internal Area

2464 sq ft / 229 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Floor Plan



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