

23 Cwrt-y-Vil Road

Penarth, Vale of Glamorgan, CF64 3HP



A characterful period property, upgraded throughout but with superb original features. A wonderful family home located close to Penarth town centre and in catchment for Evenlode and Stanwell Schools. Extended on all three floors and now comprising a porch, entrance hall, two reception rooms, kitchen / diner, utility room and WC on the ground floor, three bedrooms and a bathroom on the first along with three further bedrooms, a bathroom and a WC on the top floor. There is off road parking to the front and an enclosed, westerly garden to the rear. Viewing a must. EPC: TBC.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
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£1,000,000

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Accommodation

Ground Floor

Porch

Original wooden front door and glazed panel inner door with stained glass. Original tiled floor, dado rail, picture rail and moulded coved ceiling. Built-in cupboard. Light.

Entrance Hall

Original tiled floor, deep skirting boards, dado rail, picture rails and moulded coved ceiling. Central heating radiator. Power point. Under stair cupboard. Original doors to the lounge, sitting room and kitchen.

Living Room 15' 1" into recess x 16' 4" into bay (4.59m into recess x 4.97m into bay)

Fitted carpet. New timber double glazed sash bay window to the front. Original fireplace with slate surround, cast iron grate and slate hearth. Original deep skirting boards, picture rails and moulded coved ceiling. Central heating radiator. Fitted carpet. Power points and TV point.

Sitting Room 17' 4" into bay x 13' 7" into recess (5.28m into bay x 4.14m into recess)

Attractive original timber floor and wooden sash bay window to the side. Original slate fire surround with wood burning stove and slate hearth. Original moulded coved ceiling and picture rails. Central heating radiator. Power points. TV point.

Kitchen 20' 8" x 12' 7" (6.31m x 3.84m)

An extended family kitchen that opens into a dining area to the rear with views over the garden. Wooden sash window to the side. Limestone floor. Fitted kitchen comprising wall units and base units with a mixture of Iroko hardwood and slate work surfaces and shaker style cabinet doors. Central island with further storage. Integrated appliances including an electric oven, four burner gas hob and extractor over. Recesses for counter level fridge and freezer. Plumbing for dishwasher. Raeburn cooker with two ovens, hotplate and warming oven. Recessed lights. Power points.

Dining 16' 1" x 10' 9" (4.89m x 3.28m)

A continuation of the limestone floor from the kitchen. Five pane aluminium double glazed bifold doors into the garden. Door to the utility room. Two vertical central heating radiators. Power points.

Utility Room 4' 5" x 6' 5" (1.34m x 1.96m)

Plumbing for washing machine, dryer and a recess for a counter level freezer. Fitted laminate work surface with wall cabinets above. Part tiled walls. Limestone floor. Skylight. Extractor fan. Recessed light. Door to the cloakroom.

Cloakroom 4' 5" x 3' 1" (1.34m x 0.95m)

WC and wash hand basin. Central heating radiator. Limestone floor. uPVC double glazed window to the rear. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Original dado rails, moulded coved ceiling and doors to all rooms. Central heating radiator. Built-in cupboard with gas combination boiler for the ground floor and first floor.

Bedroom 1 21' 0" into recess x 16' 4" into bay (6.4m into recess x 4.98m into bay)

A spacious main bedroom across the full width of the front of the property. New timber double glazed sash bay window and additional window to the front. Original wooden fire surround with cast iron grate, tiles and brass guard rail. Original moulded coved ceiling and picture rails. Fitted carpet. Two central heating radiators. Power points.

Bedroom 2 17' 4" into bay x 13' 8" into recess (5.29m into bay x 4.16m into recess)

Double bedroom with attractive original wooden sash bay window with pink leaded lights to the side. Original moulded coved ceiling and picture rails. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 11' 5" x 11' 11" (3.49m x 3.62m)

Dual aspect double bedroom with uPVC double glazed window to the side and double doors to the rear leading out onto the balcony. Fitted carpet. Central heating radiator. Power points.

Bathroom 8' 9" x 9' 3" (2.67m x 2.83m)

Travertine floor and part travertine walls. Suite comprising a panelled bath, walk-in shower, WC and wash hand basin. uPVC double glazed sash window to the rear. Recessed lights. Wall mounted mirror with lights. Central heating radiator.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Two Velux windows. Original dado rails and doors to front bedrooms and bathroom. Doors to the third second floor bedroom and to the WC at the rear. Built-in cupboard. Power point. Attic style storage.

Bedroom 4 12' 8" x 11' 2" plus bay (3.85m x 3.4m plus bay)

Double bedroom to the front with uPVC double glazed sash bay window giving views towards the Channel including Flat Holm and Steep Holm. Original cast iron fire surround and grate with a tiled hearth. Fitted carpet. Power points. Central heating radiator.

Bedroom 5 12' 8" x 13' 7" (3.85m x 4.14m)

Double bedroom with three Velux windows to the side, all with fitted blinds. Fitted carpet. Power points. Eaves storage. Central heating radiator.

Bedroom 6 14' 4" x 13' 1" (4.37m x 4m)

Double bedroom in the extended section of the house with two uPVC double glazed windows to the rear overlooking the garden. Wood effect laminate floor. Two central heating radiators. Power points.

Bathroom 2 7' 10" x 9' 7" into recess (2.4m x 2.93m into recess)

Vinyl floor. Suite comprising a panelled bath with mixer shower and a wash hand basin. Heated towel rail. Velux window to the front. Part tiled walls. Built-in cupboard with gas combination boiler for the top floor.

WC 3' 1" x 7' 3" (0.93m x 2.2m)

Vinyl floor. Part tiled walls. WC and wash hand basin. Central heating radiator.

Outside

Front

Off road parking for two cars laid to stone chippings and leading to the garge. Area of lawn.

Rear Garden

An enclosed rear garden laid predominantly to lawn and with a sunny westerly aspect. Extensive patio area. Mature planting and trees to both sides. Access to the garage.

Balcony 19' 8" x 11' 11" (6m x 3.62m)

The property benefits from a balcony with glass balustrade, accessed from the third bedroom to the rear of the property and with a westerly aspect.

Garage

Double garage doors to the front and rear. Electric lights and power points. Loft style storage.

Additional Information

Tenure

We have been informed by the vendors 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 £3,561.98 for the year 2022/23.

Approximate Gross Internal Area

2626 sq ft / 244 sq m.

Energy Performance Certificate

Floor Plan

















