



37 Westbourne Road
Penarth, CF64 3HA

WATTS & MORGAN 160 YEARS

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£950,000 Freehold

6 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Watts & Morgan are delighted to market a rare opportunity to purchase a spectacular six bedroom Victorian family home located in one of Penarth's most desired streets. Found a short walk from Penarth Town Centre and in catchment for Evenlode & Stanwell Schools. The spacious accommodation over three floors briefly comprises: hallway, a beautiful bay fronted sitting room, a large living/family room, a spectacular open plan kitchen/breakfast room with oak bi-folding doors providing access to rear garden, dining room, utility room, rear porch and a cloakroom. First floor landing, three generously sized double bedrooms, one with a dressing room and a family bathroom. Second floor landing, three generously sized double bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles, a detached single garage providing rear lane access and beautifully landscaped, enclosed landscaped front & rear gardens. Being sold with no onward chain. E.R: 'D'.

Directions

- Penarth Town Centre 0.2 miles
- Cardiff City Centre 3.9 miles
- M4 (J33) 10.1 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a hard wood door into a welcoming hallway which retains many original features such as cornice work details and picture rails. The hallway further benefits from solid oak flooring, a carpeted staircase leading to the first floor landing, a large under stairs storage cupboard and two wooden, double glazed sash windows to the side elevation. The beautiful bay fronted sitting room located to the front of the property enjoys an original central feature fireplace with a gas fire insert, wooden flooring, picture rails, cornice work details and wooden double glazed sash windows to the front elevation with feature stained glass windows panels.

The spacious living/family room enjoys a central feature original fireplace with gas insert, picture rails, cornice work detail, engineered oak flooring, recessed storage cupboard and a box bay window to the side elevation with wooden double glazed sash windows and a door providing access to the rear garden.

The beautiful dual aspect dining room enjoys solid wooden floorboards and double glazed wooden sash windows to the side/rear elevations.

The spectacular open plan kitchen/breakfast room is the heart of the home which enjoys limestone tile flooring, recessed ceiling spotlights, two oak double glazed windows to the side elevation and oak bi-folding doors providing access to the rear garden. The kitchen has been fitted with a range of oak base and wall units with oak bases and Kirkstone worktop. Integral appliances to remain include: a 'Neff' electric oven, a 'Neff' 5-ring gas hob with extractor hood over, a 'Neff' microwave, a 'Neff' under-counter fridge and a 'Bosch' dishwasher.

The utility room has been fitted with a laminate work top. Space and plumbing provided for freestanding white goods. The utility room further benefits from a wall mounted 'Worcester' boiler, continuation of tiled flooring and a loft hatch providing access into a loft space.

The rear porch enjoys continuation of limestone tile flooring, recessed ceiling spotlights and a hardwood glazed door providing access to the rear garden. The cloakroom serving the ground floor accommodation has been fitted with a 2-piece 'Villeroy & Boch' white suite comprising: a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from continuation of limestone tile flooring and recessed ceiling spotlights.

FIRST FLOOR

The spacious first floor landing enjoys cornice work detail, picture rails, carpeted flooring and a carpeted staircase leading to the second floor landing.

The spectacular bay fronted master bedroom is a generously sized double bedroom which enjoys a central feature fireplace and carpeted flooring.

Bedroom two is a spacious double bedroom with a large dressing room which enjoying carpeted flooring, cornice work detail, picture rail, a storage cupboard, a pedestal wash-hand basin and a uPVC double glazed window to the side/rear elevation.

Bedroom three is a spacious double bedroom which benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The superb family bathroom showcases a 5-piece 'Villeroy & Boch' white suite comprising: a panelled bath, a large walk-in glass shower cubicle with rainfall shower and a hand-held shower attachment, a wash-hand basin set within a vanity unit, a bidet and a WC. The bathroom further benefits from partially tiled walls, vinyl flooring, recessed ceiling spotlight, an obscured uPVC double glazed window to the side elevation and a decorative wooden sash double glazed window to the front elevation.

SECOND FLOOR

The second floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a roof light.

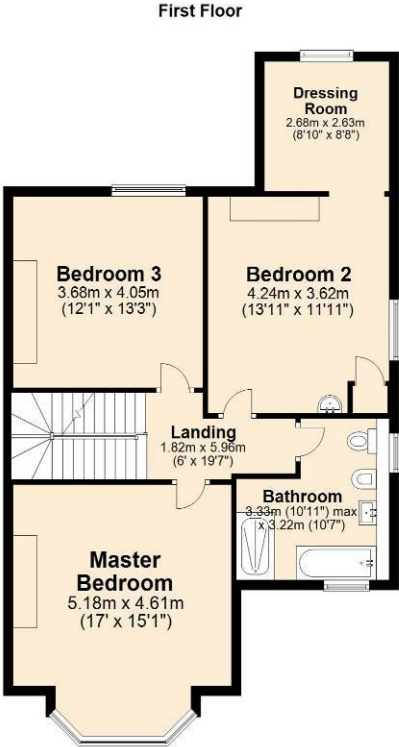
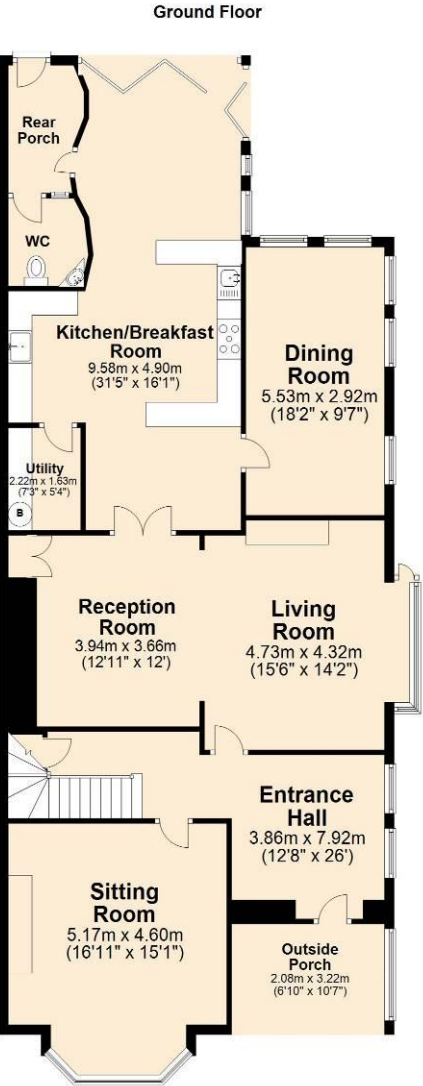
Bedroom four located to the front of the property is a generously sized double bedroom which enjoys carpeted flooring and a decorative double glazed wooden sash window to the front elevation providing elevated views over Penarth.

Bedroom five is a spacious double bedroom enjoying carpeted flooring, fitted wardrobes and a uPVC double glazed window to the rear elevation.

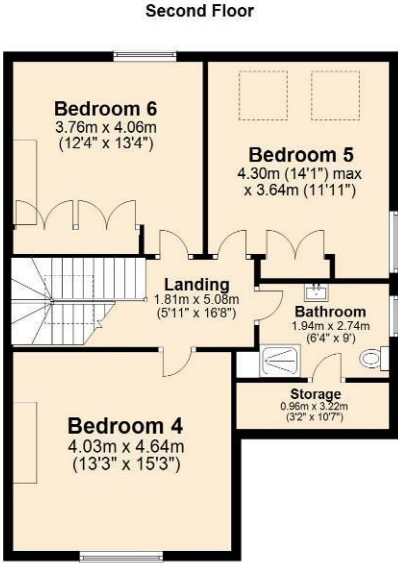
Bedroom six is a spacious double bedroom enjoying carpeted flooring, fitted wardrobes, a uPVC double glazed window to the side elevation and two 'Velux' roof lights to the rear elevation.

The family Bathroom serving the second floor accommodation has been fitted with a 3-piece white suite comprising: a large walk-in glass shower cubicle with a thermostatic shower over, a 'Utopia' wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from vinyl flooring, a wall mounted towel rail, partially tiled walls and an obscured uPVC double glazed window to the side elevation. A door provides access into a large recessed storage cupboard.





Total area: approx. 294.4 sq. metres (3169.0 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using Planlup.

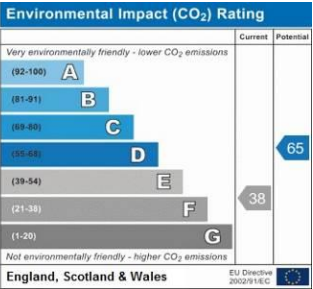
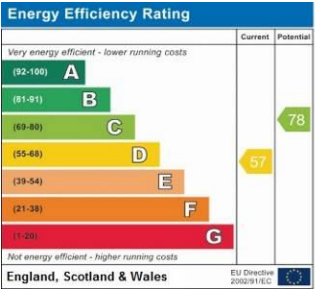
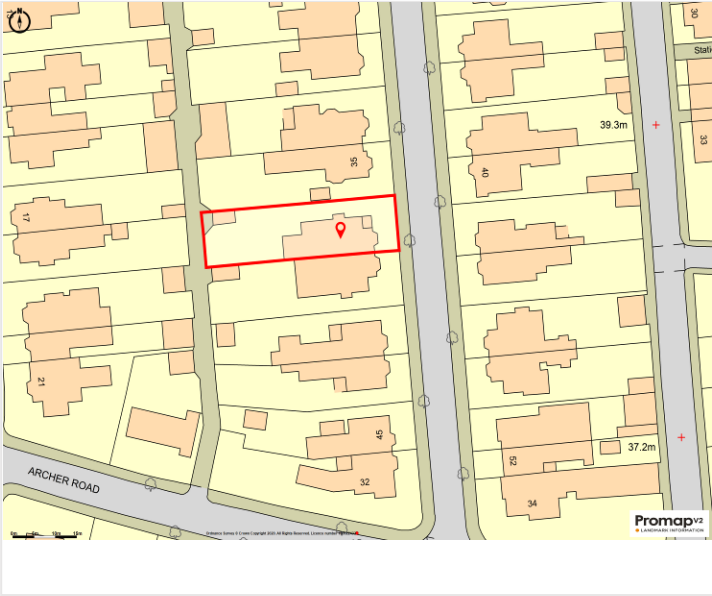


GARDENS AND GROUNDS

37 Westbourne Road is approached off the road onto a private driveway providing parking for several vehicles. The beautifully landscaped front garden enjoys a variety of mature shrubs and borders. The generously sized and beautifully landscaped west facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A large patio area provides ample space for outdoor entertaining and dining. The property further benefits from a large detached single garage with full electrical services, a window to the rear elevation and double wooden doors providing access onto a rear lane.

SERVICES AND TENURE

All mains services connected. Freehold



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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