



# An imposing, semi-detached Victorian house in Penarth

**14 Westbourne Road Penarth CF64 3HE**

Freehold

savills



Large family home in the heart of Penarth • Within close proximity to the amenities of the town • Featuring various original features • Versatile accommodation including an annex

#### Local information

Westbourne Road is located in the heart of the coastal town of Penarth which provides a diverse range of shops and restaurants.

Penarth is predominately a commuter town to Cardiff with excellent transport links to the city centre. Penarth railway station provides frequent services to Cardiff. Penarth is served by Cardiff bus services.

#### About this property

An imposing semi-detached house arranged over three floors.

Approached via a single stone driveway to the spacious entrance hall with storage, stairs to the first floor, doors to the principal reception rooms and a door with stairs leading down to the cellar, ideal for storage.

The sitting room has been opened up to create a large open plan living area with bay windows to the front and two feature fireplaces and a door opening onto the conservatory.

The conservatory is accessed from the driveway, the sitting room, the kitchen and has French doors opening onto the rear garden.

The kitchen has a range of wall and base units with worktops over, a range cooked with extractor over, integrated dishwasher and sink and drainer. There is space for a low level fridge and freezer.

Off the kitchen is an inner lobby with access to the downstairs wc

leading to an annex.

The annex provides versatile accommodation and is currently set up as the 6th bedroom with kitchenette and shower room, with access to the rear garden.

To the first floor are three bedrooms, the master to the front, with bay window and an en suite shower room. Bedroom 2 is in the middle with a window overlooking the rear garden and bedroom 5 with bay window to the rear.

The family bathroom can also be found on this floor, with a suite comprising p-shaped bath with shower over, wc and wash hand basin with obscure window to the side.

To the top floor are a further three bedrooms, two of which are generous doubles with one single bedroom.

Outside, there is a driveway to the front with ample off-road parking. The rear garden has a paved seating area with steps down to a lawn and wooden garden shed. It is fully enclosed, with gated access to the front.

#### Tenure

Freehold

#### Local Authority

Vale of Glamorgan

EPC rating = E

#### Viewing

Strictly by appointment with Savills








Approximate Area = 255.6 sq m / 2751 sq ft  
Cellar = 10.2 sq m / 110 sq ft  
Total = 265.8 sq m / 2861 sq ft  
Including Limited Use Area (9.8 sq m / 105 sq ft)  
For identification only. Not to scale.  
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Cellar Ground Floor First Floor Second Floor  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 245505

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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