



87 Plymouth Road  
Penarth, CF64 3DE





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£899,950 Freehold

### 6 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to market this spectacular six bedroom mid-terraced 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 and Stanwell Schools. The spacious and versatile accommodation over three floors briefly comprises: entrance porch, hallway, a superb bay fronted sitting room, lounge, open plan kitchen/dining room, utility room and a downstairs cloakroom. First floor landing, a spacious master bedroom with an en-suite, two further spacious double bedroom and a study. Second floor landing, three bedrooms and a dressing room. Externally the property benefits from beautifully landscaped front & rear gardens and rear lane access. EPC Rating: 'D'.

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### Directions

- Penarth Town Centre 0.5 miles
  - Cardiff City Centre 4.4 miles
  - M4 (J33) 10.3 miles
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### Your local office: Penarth

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## Summary of Accommodation

### GROUND FLOOR

Entered via a solid hardwood door into a porch which benefits from original quarry tiled flooring, an internal obscured glazed door with a glazed surround leads into a welcoming hallway which benefits from wood effect laminate flooring, original cornice work detail, a ceiling rose and an original carpeted staircase leads to the first floor landing with a large understairs storage cupboard.

The spectacular bay fronted sitting room enjoys a central feature open fireplace with an original wooden surround, exposed wooden floorboards, bespoke fitted bookcases, original cornice work detail, a ceiling rose and a double glazed, wooden sash bay window to the front elevation.

The lounge enjoys exposed wooden floorboards, a central feature gas fireplace with a wooden surround, cornice work detail, ceiling rose and a uPVC door with glazed side windows providing access to the rear garden.

The spectacular open plan kitchen/dining room has been fitted with a range of base and wall units with wooden work surfaces. Integral appliances to remain include: a 'Bosch' dishwasher, a 'Stoves' range cooker with an extractor hood over and a 'Whirlpool' combi microwave. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a central island unit with a breakfast bar, a stainless-steel bowl and a half sink, recessed ceiling spotlights, Chinese slate flooring, double glazed sash windows to the side elevation and double glazed wooden French doors provides access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece 'Sanitan' white suite comprising: a pedestal wash-hand basin and a WC. The cloakroom further benefits from a recessed storage cupboard housing the 'Vaillant' boiler, Chinese slate flooring and an obscured sash window to the side elevation.

The utility room provides space and plumbing for freestanding white goods and enjoys a central ceiling light point and continuation of Chinese slate flooring.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring, a ceiling rose and a carpeted staircase leading to the second floor accommodation.

The master bedroom is a generously sized double bedroom which enjoys carpeted flooring, cornice work detail, a ceiling rose, a range of fitted wardrobes and a double glazed wooden sash windows to the rear elevation.

The en-suite has been fitted with a 3-piece white suite comprising: a large walk-in shower cubicle, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring with underfloor heating, recessed ceiling spotlights, a recessed airing cupboard housing the hot water cylinder and an obscured uPVC double glazed window to the side elevation.

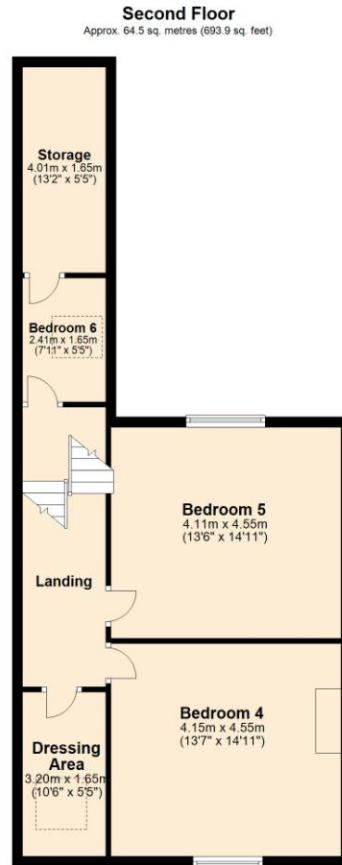
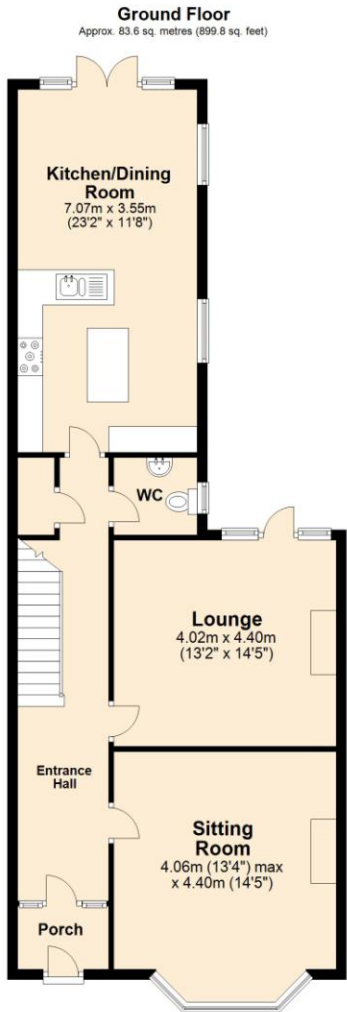
The superb bay fronted bedroom two is a spacious double bedroom enjoying carpeted flooring, a ceiling rose, original cornice work detail and a double glazed sash bay window to the front elevation.

Bedroom three is a generously sized double bedroom enjoying exposed wooden floorboards, fitted wardrobes and a double glazed wooden sash window to the rear elevation.

The study is a versatile space which offers carpeted flooring and a double glazed sash window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled splashback and two obscured double glazed sash windows to the side elevation.





Total area: approx. 232.5 sq. metres (2502.3 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## SECOND FLOOR

The second floor landing enjoys carpeted flooring and a 'Velux' roof light. Bedroom four, located to the front of the property is a spacious double bedroom which enjoys carpeted flooring and a double glazed sash window to the front elevation.

Bedroom five (currently being used as a home library) is a versatile space which enjoys exposed wooden flooring, a range of bespoke fitted shelving and cupboards, recessed ceiling spotlights, a central feature fireplace with a wooden surround and a uPVC double glazed window to the rear elevation.

Bedroom six is a single bedroom which offers carpeted flooring and a 'Velux' roof light. An internal door provides access into a large roof eaves which provides ample storage.

The dressing room is a versatile space which benefits from exposed wooden floorboards and a 'Velux' roof light.

## GARDENS AND GROUNDS

The low maintenance front garden is predominantly laid with chippings and enjoys a variety of mature shrubs. The beautifully landscaped enclosed rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, borders and fruit trees. A large patio area provides ample space for outdoor entertaining and dining. The property further benefits from a garden shed and a pedestrian and garage door providing access to the rear lane.

## SERVICES AND TENURE

All mains services connected. Freehold.

AWAITING EPC GRAPH.



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