



The Redlands,  
247 Redlands Road, Penarth, CF64 2QY

**WATTS & MORGAN** 160  
YEARS



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**5 Bedrooms : 6 Reception Rooms : 5 Bathrooms**

Watts & Morgan are delighted to market this substantial detached family home occupying a large plot. Conveniently located to Penarth Town Centre, Cardiff City Cardiff and the M4 Motorway. Boasting nearly 4500 sq.ft, accommodation briefly comprises: entrance hall, living room, dining room, sitting room, garden room, home cinema, office, gymnasium, games room, kitchen, utility room, shower room and a ground floor double bedroom with en-suite. First floor landing, a spectacular master suite with dressing room, en-suite and private balcony, two spacious further double bedrooms with en-suite, a spacious fifth bedroom, a family bathroom and laundry room. Externally the property is accessed via electric gates onto a large driveway providing parking for several vehicles and an enclosed, low maintenance mature front and rear garden. Being sold with no-going chain. EPC Rating: 'B'.

**Directions**

- Penarth Town Centre 1.1 miles
- Cardiff City Centre 3.0 miles
- M4 (J33) 9.2 miles

**Your local office: Penarth**

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## Summary of Accommodation

### GROUND FLOOR

Entered via a half glazed wooden door into a welcoming entrance hall which enjoys carpeted flooring, a spectacular, grand mahogany staircase with LED lighting leading to the first-floor accommodation, recessed ceiling spotlights, a large cloaks cupboard, a recessed cupboard and uPVC double glazed windows to the front elevation.

The spectacular open plan living/dining room enjoys carpeted flooring, a central feature chimney breast with an inset gas living flame, log effect double sided fire, recessed ceiling spotlights with built-in speakers and surround sound. Two sets of uPVC French doors with side glazed panels provide access to the rear garden.

The dining room enjoys carpeted flooring, a feature central ceiling light point, a bespoke wooden bar with pelmet and lighting, a uPVC double glazed window to the front elevation and uPVC French doors with side glazed panels provide access into the garden room.

The garden room enjoys a solid uPVC clad roof with brick base and uPVC double glazed windows to all elevations with French doors providing access onto the patio area. The garden room further enjoys timber decked flooring and currently houses a hot tub.

The sitting room enjoys continuation of carpeted flooring, recessed ceiling spotlights, wall lights and uPVC French doors provide access to the rear garden with uPVC glazed side panels.

The spectacular cinema room has been fitted with a state-of-the-art projector, concealed sound system with surround sound plus a large screen. The room enjoys carpeted flooring, recessed ceiling spotlights, wall lights and uPVC French door providing access to the rear garden with glazed side panels.

The home office has been fitted with a bespoke wraparound desk with drawers and a large floor to ceiling built in cupboard. The office further benefits from laminate wood effect flooring, recessed ceiling spotlights, a loft hatch providing access to the loft space, a uPVC double glazed window to the side elevation and a uPVC glazed door providing access to the rear garden.

The home gym is a versatile space which has been fitted with laminate wood effect flooring, recessed ceiling spotlights, a recessed storage cupboard, an obscure uPVC double glazed window to the front elevation and a uPVC double glazed window to the side elevation.

The games room enjoys continuation of laminate wood effect flooring, a part vaulted ceiling, uPVC double glazed sliding doors to the front elevation with a uPVC glazed window and door to the rear elevation.

The spectacular 'Magnet' kitchen has been fitted with a range solid walnut wall and base units with granite work surfaces. Integral appliances to remain include: a 'Fagor' electric oven and grill, an 'AEG' combi microwave, a 'Beko' dishwasher, a 'Coolzone' wine cooler and a 'Premier' range 5-ring gas hob with a feature extractor hood over located on the central island unit. Space and plumbing has been provided for freestanding white goods.



The kitchen further enjoys a central island unit with continuation of solid granite worktop incorporating a breakfast table, an under mounted sink with mixer tap, glass splash back, tiled flooring, recessed ceiling spotlights, LED plinth lighting, under counter lighting and a uPVC double glazed window to the front elevation. The utility room has been fitted with continuation of the solid walnut base and wall units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of tiled flooring, an inset china Belfast sink with mixer tap and a uPVC double glazed window to front elevation with a uPVC glazed door.

Bedroom five, located on the ground floor is a generously sized double bedroom which enjoys carpeted flooring, a range of fitted wardrobes with bedside tables, recessed ceiling spotlights and a uPVC double glazed window to front elevation.

The en-suite has been fitted with a three-piece white suite comprising: a panelled Jacuzzi bath with thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from fully tiled walls/flooring, a heated chrome towel radiator and an extractor fan.

The downstairs shower room has been fitted with a three-piece white suite comprising: an enclosed thermostatic shower, a 'Roca' china wash hand basin set within a mosaic tiled vanity unit and a WC. The shower room further benefits from tiled flooring, a heated chrome towel rail and an obscure uPVC double glazed window to the front elevation.

#### FIRST FLOOR

The first-floor landing enjoys carpeted flooring, a uPVC double glazed window to the side elevation and an arched, feature obscure glazed window to the side elevation.

The spectacular master bedroom is a generously sized double bedroom which enjoys carpeted flooring, a uPVC double glazed window to the front elevation and uPVC French doors providing access onto a glass fronted balcony overlooking the rear garden. Situated in the corner of the bedroom is a spectacular sunken Jacuzzi bath with handheld shower attachment which enjoys fully tiled walls and flooring and a heated towel rail.

The en-suite has been fitted with a five-piece suite comprises: a central feature tiled panel Jacuzzi bath with a handheld shower attachment, a triple enclosed shower unit, a granite wash stand with twin stone 'his and her' wash hand basins, a bidet and a WC. The en-suite further benefits from fully tiled travertine floors/walls, three heated chrome towel radiators, an built-in flat screen TV, recessed ceiling spotlights, twin mirrored medicine wall mounted cabinets and an obscure uPVC double glazed window to the front elevation.

The dressing room has been fitted with a range of built-in wardrobes, a chest of drawers and a dressing table.





Bedroom two is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to rear elevation. The en-suite has been fitted with a 4-piece white suite comprising: a panelled bath with a handheld shower attachment, an enclosed glass shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from fully tiled walls, laminate flooring, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to rear elevation.

Bedroom three is another spacious double bedroom which enjoys carpeted flooring, a range of fitted wardrobes/chest of drawers and a uPVC double glazed window to front elevation.

The en-suite has been fitted with a 3-piece white suite comprising: a panelled 'P' shaped bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from fully tiled walls/flooring, a heated chrome towel radiator and an obscure uPVC double glazed window to side elevation.

Bedroom four is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with 3-piece white suite comprising: an enclosed large shower cubicle with a rainfall shower over plus side body jets and an inbuilt sound system with speakers, a pedestal wash hand basin and a WC. The bathroom further benefits from granite tiled floor, tiled walls, recessed ceiling spotlights, a heated chrome towel radiator and an obscure uPVC double glazed window to the front elevation.

The laundry room has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The laundry room further benefits from an inset stainless-steel sink and drain with mixer tap over, tiled flooring and a loft hatch providing access to the loft space.

#### GARDENS AND GROUNDS

The Redlands is approached off the road onto a private driveway accessed via twin wrought iron electric gates on to an impressive, large brick paved driveway providing off-road parking for numerous vehicles. The front garden enjoys a central feature water fountain and an array of mature shrubs and borders.

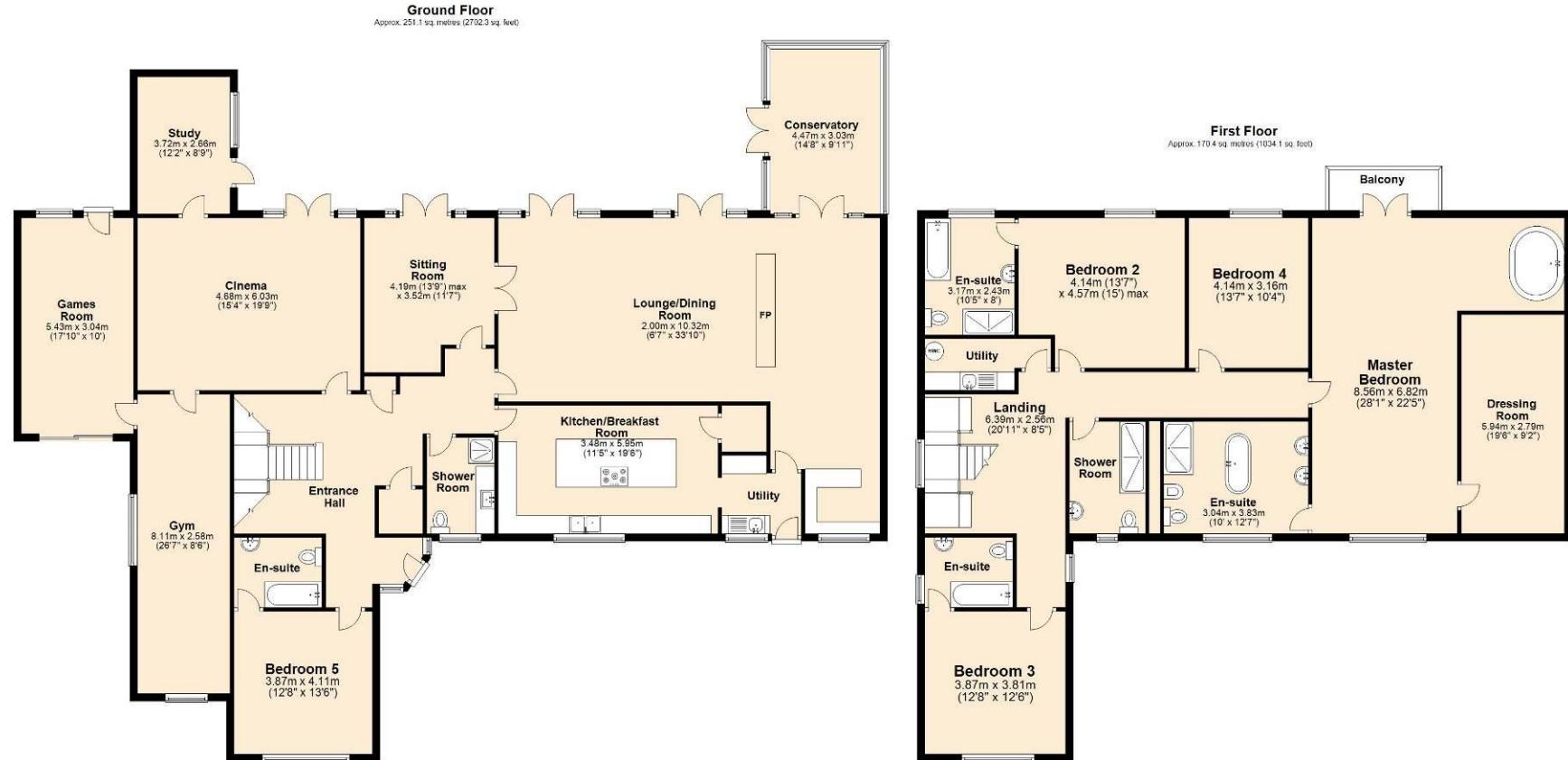
The large enclosed, south-east facing rear garden is predominantly laid to lawn with a full width brick paved patio area providing ample space for outdoor entertaining and dining. Situated in the rear corner of the garden is a large summer house with another decked area and balustrade.

#### SERVICES & TENURE

All mains services connected. Freehold.

The property benefits from CCTV, alarm system and solar panels.





Total area: approx. 421.5 sq. metres (4536.5 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanIt Pro

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	83
(69-80)	C	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

*Not energy efficient - higher running costs*

EU Directive 2002/91/EC

England, Scotland & Wales

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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