



21 Archer Road  
Penarth, CF64 3HJ









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**7 Bedrooms : 5 Reception Rooms : 5 Bathrooms**

Watts & Morgan are delighted to present to market this rare opportunity to purchase a spectacular, double fronted Victorian semi-detached family home located in one of Penarth's most desired streets. Found a short walk from the Town Centre and in catchment area for Evenlode and Stanwell schools. The spacious accommodation over three floors briefly comprises: entrance porch, hallway, dining room, sitting room, lounge, play room, spectacular open-plan kitchen/living/dining room, utility room, downstairs bathroom and shower room. First floor landing, four spacious double bedrooms and two family bathrooms, one with a sauna. Second floor landing, three spacious double bedrooms and a shower room. Externally the property benefits from gated off-road parking for several vehicles, beautifully landscaped front and rear gardens, a detached garage with solar panels and rear lane access. EPC Rating; 'D'.

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### Directions

- Penarth Town Centre 0.5 miles
- Cardiff City Centre 3.9 miles
- M4 (J33) 10.2 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a solid wooden door into the entrance porch which retains many original features such as tiled flooring and cornice work detail. A second internal glazed door with a glazed surround leads into a spectacular hallway which benefits from exposed wooden floorboards, original panelling to the walls, a wall-mounted alarm panel, a carpeted staircase leading to the first floor landing, a large understairs cupboard and a recessed storage cupboard.

The superb dining room retains many original features such as exposed wooden floorboards, decorative ceiling panelling, cornice work detail, a central feature gas fireplace with tiled surround and a single glazed sash box bay window to the front elevation.

The spacious sitting room enjoys continuation of exposed wooden floorboards, a central feature fireplace, original cornice work detail, two double glazed windows to the rear elevation and a double glazed wooden door providing access to the rear patio.

The lounge enjoys continuation of original exposed wooden floorboards, original cornice work detail, wall panelling, a central feature fireplace and wooden double glazed windows and door providing access to the rear garden.

The versatile play room located to the front of the property enjoys a continuation of exposed wooden floorboards, cornice work detail, a recessed storage cupboard and two single glazed sash windows to the front elevation.

The spectacular open-plan kitchen/living/dining room is the focal point of the home and enjoys porcelain tiled flooring, recessed ceiling spotlights, a central feature wood-burning stove, three double glazed wooden French doors providing access to the rear garden and patio area.

The spectacular 'Keller' kitchen showcases a range of base and wall units with granite work surfaces. Integral 'Neff' appliances to remain include: a 4-ring induction hob, a bespoke extractor fan, an electric oven, a combi microwave, two warming drawers, a wine cooler, a coffee machine and a dishwasher. The kitchen further benefits from recessed ceiling spotlights, a stainless steel sink with instant hot water tap and a breakfast bar.

The utility room has been fitted with a range of wall and base units with roll-top laminate work surfaces. Integral appliances to remain include: a 'Neff' 4-ring gas hob with an extractor hood over and a 'Neff' dishwasher. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from partially tiled splash-back, tiled flooring, a loft hatch providing access to loft space, a roof light, a wall mounted 'Saunier Duval' boiler and a solid wooden door providing access to the side elevation.

The family bathroom serving the ground floor accommodation has been fitted with a 3-piece white suite comprising: a tiled panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC.



The bathroom further benefits from porcelain tiled floors, partially tiled walls, a wall-mounted towel radiator, recessed ceiling spotlights and two double glazed obscured windows to the front elevation. The shower room has been fitted with a 3-piece white suite comprising: a large walk-in shower cubicle with a thermostatic shower over and a handheld attachment, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from porcelain tiled walls/flooring, recessed ceiling spotlights, a towel radiator and an obscured single glazed sash window to the side elevation.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring, original cornice work detail, a ceiling rose, wall panelling and beautiful stained glass windows to the side elevation.

The spectacular master bedroom is a generously sized double bedroom which enjoys carpeted flooring, a central feature gas fireplace, original cornice work detail, a ceiling rose and uPVC double glazed windows to the rear elevation enjoying elevated partial sea views.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, original cornice work detail, a ceiling rose, a central feature gas fireplace and a box bay window to the front elevation enjoying single glazed sash windows to the front and sides elevations.

Bedroom three offers carpeted flooring, original cornice work detail, a central feature fireplace with tiled surround and two uPVC double glazed windows to the rear elevation.

Bedroom four is a further spacious double bedroom which enjoys carpeted flooring, original cornice work detail, a central feature fireplace and two wooden single glazed windows to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a large walk-in glass shower cubicle with a thermostatic shower over, a 'his and hers' wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, recessed ceiling spotlights, a recessed storage cupboard housing the 'Worcester' boiler which services the first and second floor accommodation and an obscured single glazed sash window to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising: a large glass walk-in shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, recessed ceiling spotlights, a wall-mounted towel radiator and an obscured uPVC double glazed window to the rear elevation. The shower room also houses a fully functioning sauna.







## SECOND FLOOR

The second floor landing enjoys carpeted flooring, a single glazed sash window to the side elevation, original wall panelling, cornice work detail, a central ceiling rose and a loft hatch providing access to the loft space.

Bedroom five is a superb, dual aspect double bedroom which enjoys carpeted flooring, an original central feature fireplace with tile and wooden surround, cornice work detail, a central ceiling rose, a recessed storage cupboard, single glazed sash windows to the front elevation and uPVC double glazed windows to the rear elevation which offers spectacular elevated views over Penarth and the Bristol Channel.

Bedroom six enjoys carpeted flooring, original cornice work detail and uPVC double glazed windows to the rear elevation.

Bedroom seven (currently being used as a dressing room) enjoys carpeted flooring and single glazed sash windows to the front elevation. A small door provides access into additional eaves storage. The shower room serving the second floor accommodation has been fitted with a 3-piece white suite comprising: a large glass walk-in shower cubicle with a thermostatic rainfall shower over, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from porcelain tiled flooring/walls, recessed storage cupboards, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

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## GARDENS AND GROUNDS

21 Archer Road is approached off the road through electric gates onto a private driveway predominantly laid with chippings providing parking for several vehicles. The front garden enjoys a variety of mature shrubs and borders giving privacy from the road.

The spectacular, large rear garden is predominantly laid to lawn with a variety of mature shrubs and borders and two large patio areas provide ample space for outdoor entertaining and dining. Situated to the rear of the garden is a detached garage which offers an inspection pit, a versatile mezzanine floor providing ample storage, three single glazed windows and the garage roof accommodates solar panels. The property further benefits from off-road parking via rear lane access.

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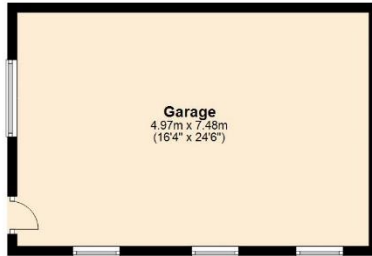
## SERVICES AND TENURE

All mains services connected. Freehold.

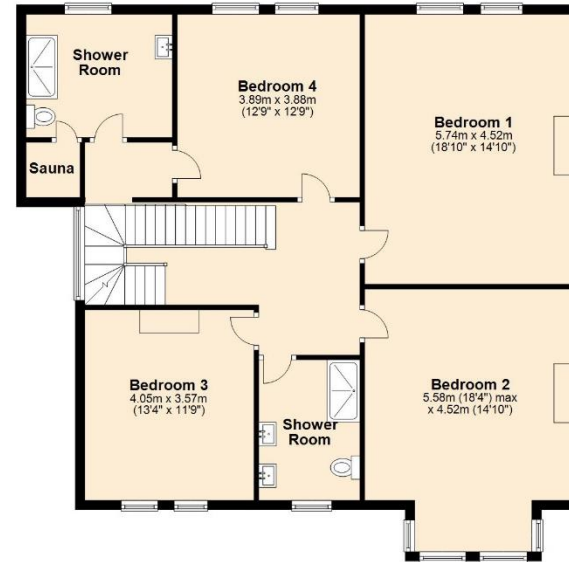
The property benefits from solar panels which are on a higher tariff with approximately 19 years remaining and generating a saving of approx. £1000 per annum.



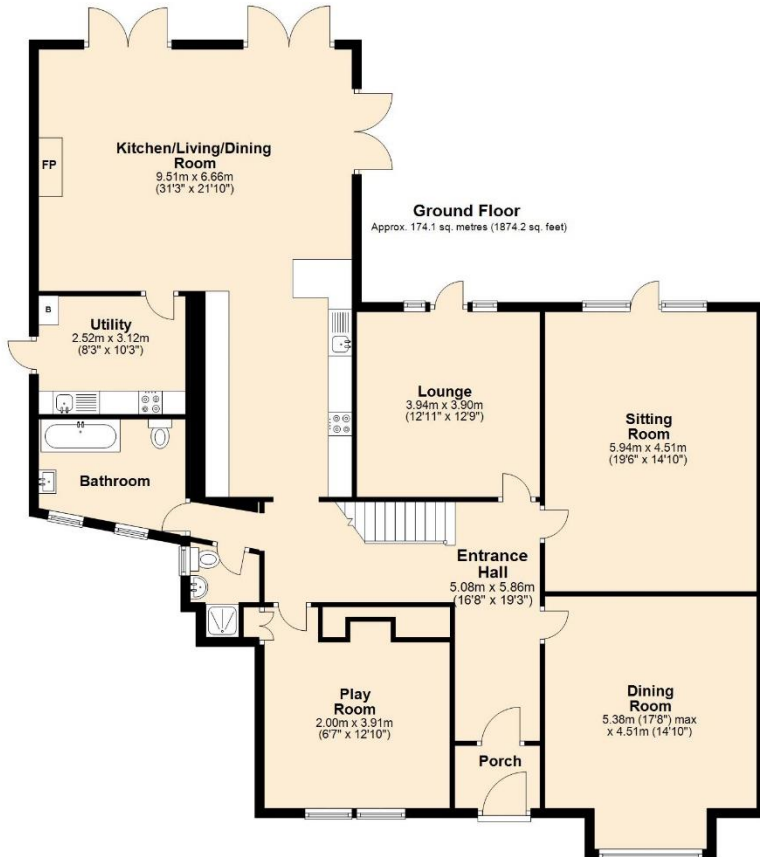
**GARAGE**  
Approx. 37.2 sq. metres (400.2 sq. feet)



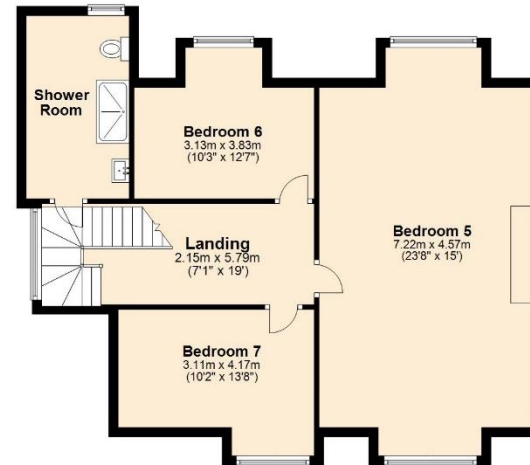
**First Floor**  
Approx. 115.6 sq. metres (1244.0 sq. feet)



**Ground Floor**  
Approx. 174.1 sq. metres (1874.2 sq. feet)



**Second Floor**  
Approx. 81.4 sq. metres (875.7 sq. feet)



Total area: approx. 408.2 sq. metres (4394.1 sq. feet)

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

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>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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