

2 Old Barry Road
Penarth, CF64 2NR





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£1,400,000 Freehold

6 Bedrooms : 4 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to market this well presented, substantial six double bedroom detached house set in a spacious plot. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Boasting nearly 4500 sq.ft, set over three floors, accommodation briefly comprises: entrance hall, sitting room with private balcony area, home office, dining room, kitchen/breakfast room and cloakroom. First floor landing, spacious master bedroom with dressing room and en-suite, two further spacious double bedrooms and a family bathroom. Lower ground floor, three further spacious double bedrooms, family bathroom, sauna/shower room and a versatile store room. Externally the property benefits from a pressed concrete driveway providing parking for several vehicles beyond which is a detached double garage and beautifully landscaped front and rear gardens. EPC Rating: 'C'

Directions

- Penarth Town Centre 1.2 miles
- Cardiff City Centre 3.1 miles
- M4 (J33) 9.0 miles

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed uPVC door with obscured glazed side panels into a welcoming hallway benefitting from carpeted flooring, a carpeted staircase leading up to the first floor accommodation and a carpeted staircase leading down to the lower ground floor accommodation. The hallway further benefits from a recessed storage cupboard housing the wall-mounted 'Worcester' combi boiler and uPVC double-glazed windows to the front elevation.

The home office enjoys carpeted flooring, two uPVC double-glazed windows to the front elevation and a loft hatch providing access to loft space.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within vanity unit and a WC. The cloakroom further benefits from fully tiled walls and flooring, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the side elevation.

The spectacular dining room enjoys carpeted flooring, uPVC double-glazed windows to the side and rear elevations enjoying elevated views over the garden.

The sitting room enjoys continuation of carpeted flooring with uPVC French doors opening onto a private balcony benefitting from tiled flooring and a wooden balustrade.

The kitchen/breakfast room has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splash-back, a bowl and a half stainless steel sink, a central ceiling light point, a uPVC double-glazed window to the rear elevation, a uPVC double-glazed window to the side elevation with a hardwood glazed door providing access to the rear garden.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, uPVC double-glazed windows to the front elevation and a large recessed storage cupboard.

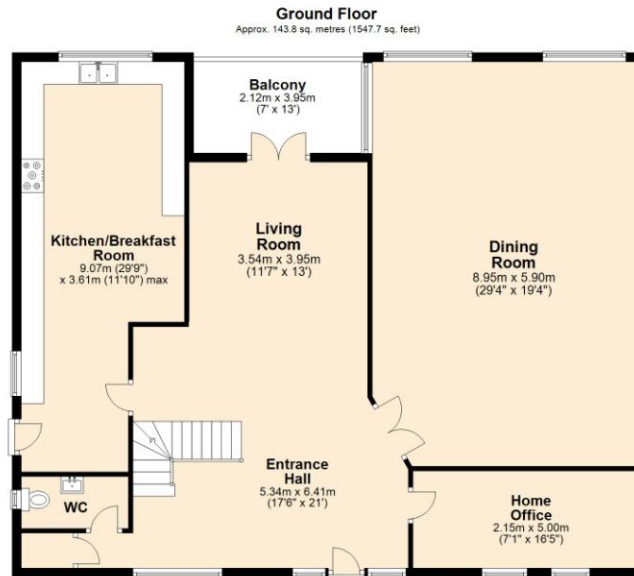
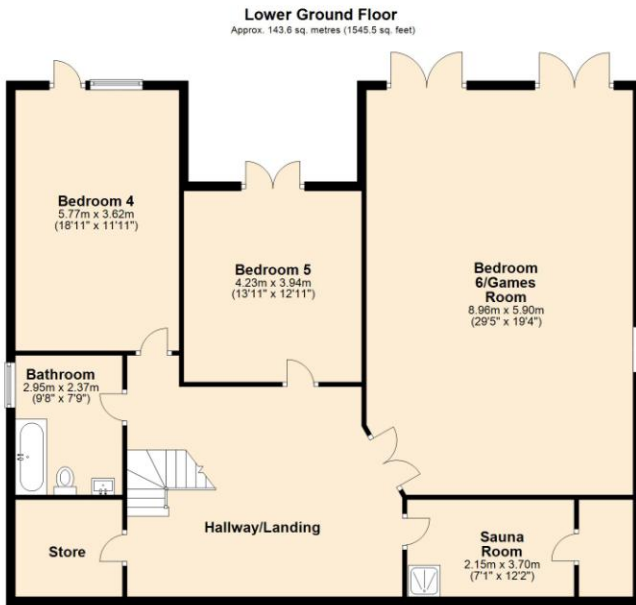
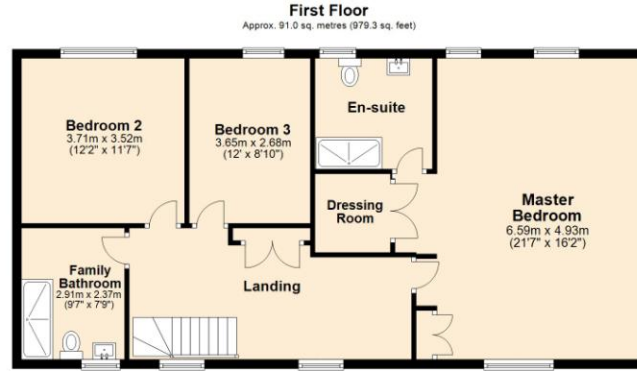
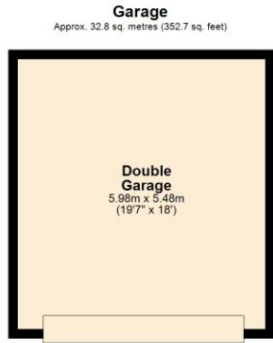
The spectacular spacious master bedroom enjoys carpeted flooring, uPVC double-glazed windows to the front and rear elevations and recessed fitted wardrobes. The en-suite has been fitted with a 3-piece white suite comprising; a large glass shower cubicle with a thermostatic rainfall shower over with a handheld shower attachment, a wash hand basin set within vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an obscured double-glazed uPVC window to the rear elevation. The dressing room enjoys continuation of carpeted flooring, a central ceiling light point and a range of fitted rails.

Bedroom two is a generously sized double bedroom enjoying carpeted flooring, a loft hatch providing access to the loft space and a uPVC double-glazed window to the rear elevation.

Bedroom three is another spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

The spectacular family bathroom has been fitted with a 3-piece suite comprising; a large glass walk-in shower cubicle with a thermostatic rainfall shower over with a handheld shower attachment, a wash hand basin and a WC set within a vanity unit. Further benefits from fully tiled walls and flooring, recessed ceiling spotlights and an obscured uPVC double-glazed window to the front elevation.





Total area: approx. 411.1 sq. metres (4425.3 sq. feet)

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

LOWER GROUND FLOOR

The hallway/landing enjoys carpeted flooring and a central ceiling light point. Bedroom four is a spacious double bedroom enjoying carpeted flooring, a central ceiling light point and uPVC double-glazed French doors providing access directly onto the rear garden.

Bedroom five is another spacious double bedroom enjoying carpeted flooring, a central ceiling light point and a uPVC double-glazed window and door providing access directly onto the rear garden.

The bathroom serving the lower ground floor accommodation has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over with a handheld shower attachment, a wash hand basin and a WC set within vanity unit. The bathroom presents fully tiled walls and flooring, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the side elevation.

Bedroom 6, currently used as a games room, is a versatile space which enjoys carpeted flooring, a central ceiling light point, a uPVC double-glazed window to the side elevation and two sets of uPVC double-glazed French doors providing access directly onto the rear patio.

The sauna room enjoys an electric wooden sauna, tiled flooring, a corner glass shower cubicle and recessed ceiling spotlights.

The store room is a versatile space which benefits from tiled flooring and a central ceiling light point.

GARDENS AND GROUNDS

2 Old Barry Road is approached through electric gates onto a private pressed concrete driveway providing parking for several vehicles beyond which there is a detached double garage.

The front garden enjoys a variety of low maintenance mature shrubs and borders.

The rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders, a large patio to the rear and side of the garden and provides ample space for outdoor entertaining and dining.

SEVICES AND TENURE

All mains services connected. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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