



Parkmount, Bridgeman Road
Penarth, CF64 3AW





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4 Bedrooms : 5 Reception Rooms : 3 Bathrooms

Watts & Morgan are delighted to market this exceptional 'Arts & Crafts' detached family home located on one of Penarth's most desired tree lined streets. Found a short walk to Alexandra Park, Penarth Pier and Penarth Town Centre. Built in 1936 and boasting circa 5000 sq.ft, accommodation comprises: porch, hallway, morning room, library, drawing room, garden room, dining room, kitchen/breakfast room, rear lobby, cloakroom. First floor landing, master bedroom with en-suite, dressing room and access to private roof terrace enjoying elevated sea views. A second double bedroom with en-suite and private roof terrace, two further spacious bay-fronted bedrooms and a family bathroom. Externally Parkmount is accessed via electric gates onto a large 'in and out' driveway providing parking for several vehicles beyond which is a double garage. The beautifully landscaped garden, set within a 0.45 acre plot, has been designed by RHS gold medal winning landscape architects. EPC Rating: 'D'.

Directions

- Penarth Town Centre 0.7 miles
- Cardiff City Centre 4.1 miles
- M4 (J33) 10.2 miles

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Summary of Accommodation

GROUND FLOOR

Entered via double hardwood doors into the entrance porch which retains many original features such as the tiled flooring and two feature stained glass windows to the front elevations. A second double hardwood glazed door with a glazed side panel leads into the spectacular hallway which benefits from the original solid oak wall panelling and solid oak flooring. A solid oak staircase with carpet runner leads to the first-floor landing. The dual aspect, bay fronted dining room enjoys carpeted flooring, inset 'Bose' ceiling speakers, original picture rails with feature lighting, an original stained glass window to the side elevation and a uPVC double-glazed bay window to the front elevation.

The superb bay fronted morning room enjoys continuation of solid oak parquet flooring, a central feature 'Dru' gas fireplace, a range of bespoke Alexander Bullock fitted cabinets with feature lighting, inset 'Bose' speakers and fitted electric blinds.

The library benefits from continuation of solid oak flooring and a range of bespoke 'Alexander Bullock' oak bookcases with feature lighting.

The spectacular drawing room is the focal point of the home which enjoys an array of original features such as solid oak flooring, solid oak wall panelling and three wooden glazed French doors providing access into the garden room. The drawing room further benefits from a central feature gas fireplace with an oak surround and a bespoke upholstered fender and inset 'Bose' ceiling speakers.

The garden room enjoys uPVC double-glazed windows to all aspects with superb views over the garden. The garden room benefits from central heating radiators, central ceiling light points and a uPVC glazed door providing access to the rear garden.

The rear lobby enjoys continuation of solid oak Parquet flooring and a large recessed storage cupboard. The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a 'Kohler' inset WC and a 'Villeroy & Boch' wash hand basin set within a bespoke 'Alexander Bullock' vanity unit with a granite work surface. The cloakroom further benefits from continuation Parquet wood block flooring, partially tiled walls, a central heating radiator and an obscured uPVC double-glazed window to the side elevation with 'Hillary's' shuttered blinds. The spectacular kitchen/breakfast room has been fitted with a range of 'Alexander Bullock' bespoke hand-painted wall and base units with granite work surfaces. Integral appliances to remain include; a 'Miele' steam oven, a 'Miele combi microwave/oven, a 'Miele' warming drawer, a 'Miele' electric oven, a 'Miele' dishwasher, a 'Miele' washer/dryer, a 'Siemens' induction hob and a 'Liebherr' fridge/freezer.



The kitchen further benefits from a 'Zip' instant hot tap, under-floor heating, recessed ceiling spotlights, a roof skylight, inset 'Bose' ceiling speakers, an 'Alexander Bullock' bespoke banquette (oak table available via separate negotiation) and uPVC double-glazed windows to the side and rear elevations with fitted electric blinds.

The rear porch offers a range of bespoke 'Alexander Bullock' fitted base and wall units, an original stained glass window to the side elevation and a composite glazed rear door providing access to the rear garden.

FIRST FLOOR

The spacious first floor landing enjoys carpeted flooring, continuation of original oak panelled walls with recessed storage cupboards, a beautiful original stained glass window to the front elevation and a uPVC double-glazed window to the rear elevation with oak fitted blinds.

The spectacular master bedroom enjoys carpeted flooring, a central ceiling electric fan, a uPVC double-glazed window to the rear elevation and two sets of uPVC glazed doors providing access onto the private rooftop balcony which offers elevated sea views. The dressing room enjoys bespoke 'Alexander Bullock' fitted wardrobes, recessed ceiling spotlights with automatic sensors and a central heating radiator.

The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic rainfall shower over and handheld shower attachment, a 'Villeroy & Boch' wash hand basin set within a vanity unit and WC. The en-suite further benefits from 'Mandarin Stone' tiled flooring/walls, recessed ceiling spotlights with automatic sensors, a wall-mounted chrome towel radiator and an obscured double-glazed window to the side elevation with fitted 'Hillarys' blinds.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, bespoke 'Alexander Bullock' fitted wardrobes and chest of drawers, a uPVC double-glazed window to the rear elevation with uPVC door providing access onto a separate private roof terrace. The en-suite has been fitted with a 3-piece suite comprising: a large walk-in shower with a thermostatic rainfall shower over and handheld shower attachment, a 'Villeroy & Boch' WC and a Corian wash hand basin set within a vanity unit. The en-suite further benefits from 'Mandarin Stone' tiled flooring and walls with under-floor heating, recessed ceiling spotlights with automatic sensors and an obscured uPVC double-glazed window to the side elevation with fitted 'Hillarys' blinds.





Bedroom Three is a spectacular bay fronted generously sized double bedroom which enjoys carpeted flooring and uPVC double-glazed windows to the front and side elevations providing spectacular elevated sea views.

Bedroom Four is another generously sized double bedroom enjoying carpeted flooring and a bay fronted uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a 'Albion Bath Co' freestanding roll-top bath, a large glass walk-in shower cubicle with a thermostatic rainfall shower over and handheld shower attachment with 'Mandarin Stone' tiled walls, a 'Villeroy & Boch' wash hand basin set within a vanity unit with a granite work surface. The family bathroom further benefits from solid wood panelled walls, oak flooring, recessed ceiling spotlights and an obscured uPVC double-glazed window to the side elevation.

The cloakroom has been fitted with a 2-piece white suite comprising: a 'Villeroy & Boch' WC and a wash hand basin. The cloakroom serving the first floor enjoys continuation of oak flooring, oak panelled walls, a central ceiling light point and an obscured uPVC double-glazed window to the side elevation.



GARDENS AND GROUNDS

Parkmount is accessed via electric gates onto an 'in and out' block paved driveway providing parking for several vehicles beyond which is a double garage with an electric garage door.

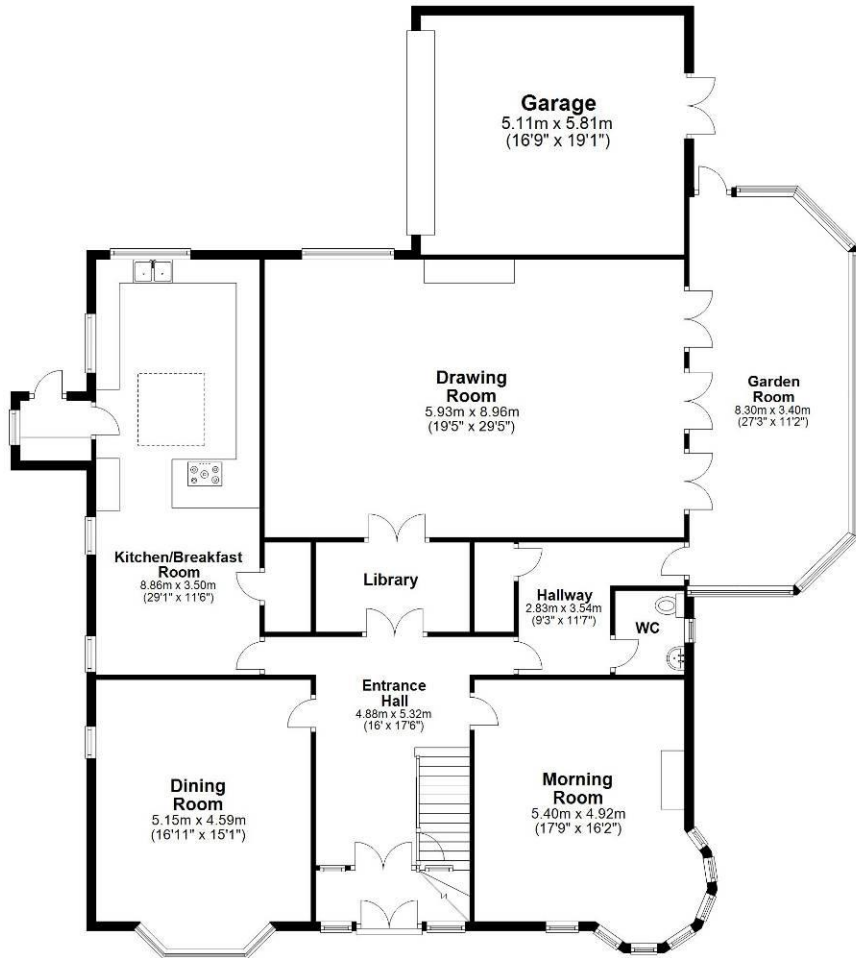
The property set within a plot of approximately 0.45 acres enjoys beautifully landscaped gardens designed by RHS gold medal winning landscape architects Victoria and Joe Wade. The gardens are predominantly laid to lawn and enjoy a variety of mature shrubs, borders and trees. The gardens also enjoys a 'Hartley' greenhouse, a large fire pit seating area, a pond and an outdoor staircase provides access to the rooftop terrace which benefits from decked flooring and provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

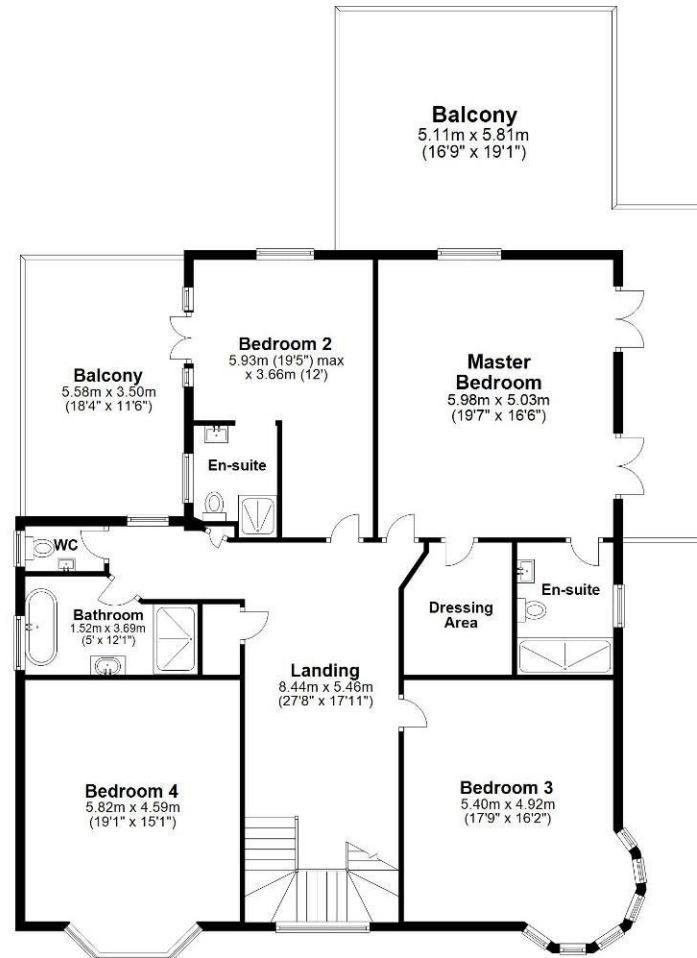
All mains services connected. Freehold.



Ground Floor
Approx. 239.1 sq. metres (2573.8 sq. feet)



First Floor
Approx. 219.8 sq. metres (2368.4 sq. feet)



Total area: approx. 459.0 sq. metres (4940.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		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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