



**Rostellan, 36 Forrest Road**  
Penarth, CF64 5DP

**WATTS & MORGAN** 160 YEARS

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## Rostellan, 36 Forrest Road Penarth, CF64 5DP

**£975,000** Freehold

**5 Bedrooms : 2 Bathrooms : 4 Reception Rooms**

Watts & Morgan are delighted to offer a rare opportunity to purchase this unique, 1930's Art Deco inspired detached five-bedroom family home. Situated in one of Penarth's most desired streets and found a minute's walk from the clifftops. The spacious and versatile accommodation briefly comprises: entrance porch, hallway, sitting room, lounge, home office, a spectacular open plan kitchen/living/dining room with bi-folding doors providing access to the rear garden, utility room, cloakroom, WC. First floor landing, a superb master bedroom with a private balcony, dressing room and en-suite, three further spacious double bedrooms, a single bedroom and a family bathroom. Externally the property enjoys off-road parking for several vehicles beyond which is a detached double garage and beautifully landscaped front and rear gardens. In catchment area for Evenlode & Stanwell schools. EPC Rating: 'D'.

### Directions

- Penarth Town Centre 1.0 miles
- Cardiff City Centre 4.9 miles
- M4 (J33) 10.8 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a part glazed front door into a n entrance porch which benefits from oak parquet flooring. An oak door leads into a welcoming hallway which benefits from continuation of oak parquet flooring, a carpeted staircase leading to the first floor landing, an alarm panel and an understairs storage cupboard.

A cloak cupboard enjoys continuation of oak parquet flooring and a obscured leaded single glazed window to the side elevation.

The spectacular bay fronte d sitting room enjoys a central feature open fireplace with a granite hearth surround, continua tion of oak pa rquet flooring, glazed double doors lead into the lounge and a beautiful Art Deco style bay window overlooks the beautifully landscaped front garden.

The spacious lounge enjoys continuation of oak parquet flooring and another Art Deco inspired bay fronte d window to the front elevation.

The cloakroom has been fitted with a 2-piece white suite comprising: a WC and a wash-hand basin.

The study is a versa tile space which benefits from ceramic tiled flooring with underfloor heating and Iroko hardwood doors providing access to the rear garden.

The spectacular open plan kitchen/living/dining is the focal point of the home and benefits from continuation of ceramic tiled flooring with underfloor heating, recessed ceiling spotlights, Iroko double glazed hardwood windows to the side elevations and bi-folding doors leading out to the rear garden.

The kitchen has been fitted with a range of walnut wood base and wall units with granite work surfaces. Integral appliances to remain include: a 'Bosch' electric oven, a 'Neff' combi oven, a 'Neff' microwave, a 'Neff' warming draw, a 'Neff' dishwasher.

Space and plumbing has been provided for an American fridge freezer. The kitchen further benefits from a central island with granite work surfaces which enjoys a 'Neff' 5-ring induction hob with 'Elica' stainless steel extractor and breakfast bar.

The utility room has been fitted with a range of base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from a stainless steel sink, ceramic tiled flooring with underfloor heating, a cupboard houses a wall mounted 'Baxi' combi boiler and an Iroko hardwood door provides access to the side garden.

### FIRST FLOOR

The spacious first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a spectacular picture stained glass feature window.

The superb master bedroom enjoys tiled flooring with underfloor heating, an Art Deco inspired full length Iroko windows and doors providing access onto a full width private balcony providing elevated views over the rear garden. The master bedroom further benefits from a walk-in wardrobe with a built-in drawer unit and a central ceiling light point. The en-suite has been fitted with a 3-piece suite comprising: a glass 'Huppe' shower enclosure with a 'Grohe' double head adjustable shower, a glass wash hand basin and a WC. The en-suite further benefits from tiled flooring with underfloor heating and an obscured Iroko double glazed hardwood window to the side elevation. The bay-fronted bedroom two is a generously sized double bedroom which enjoys carpeted flooring, a wash hand basin and the original Art Deco style bay window which enjoys an elevated side view over the Bristol Channel.

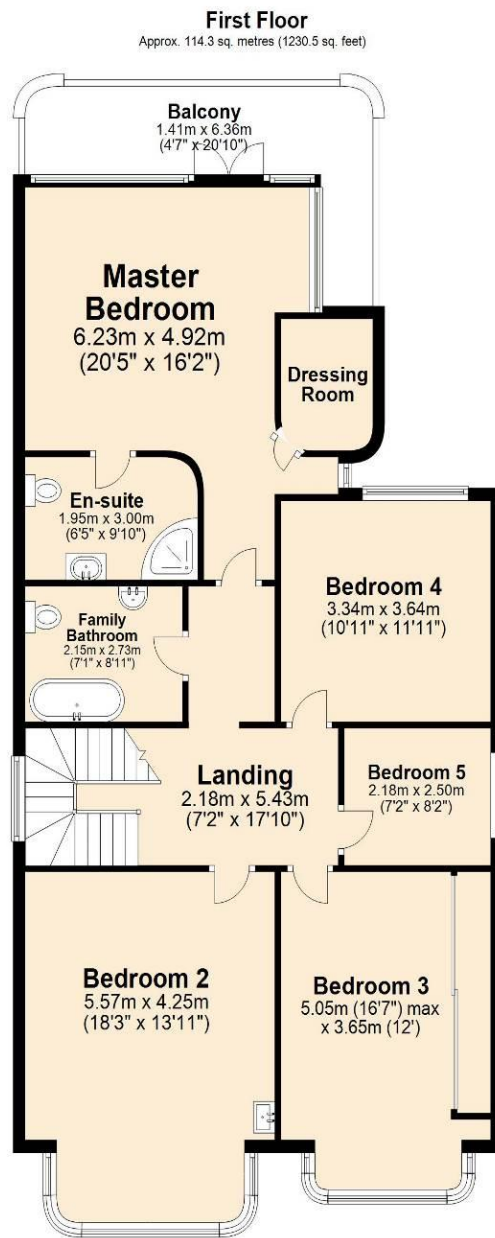
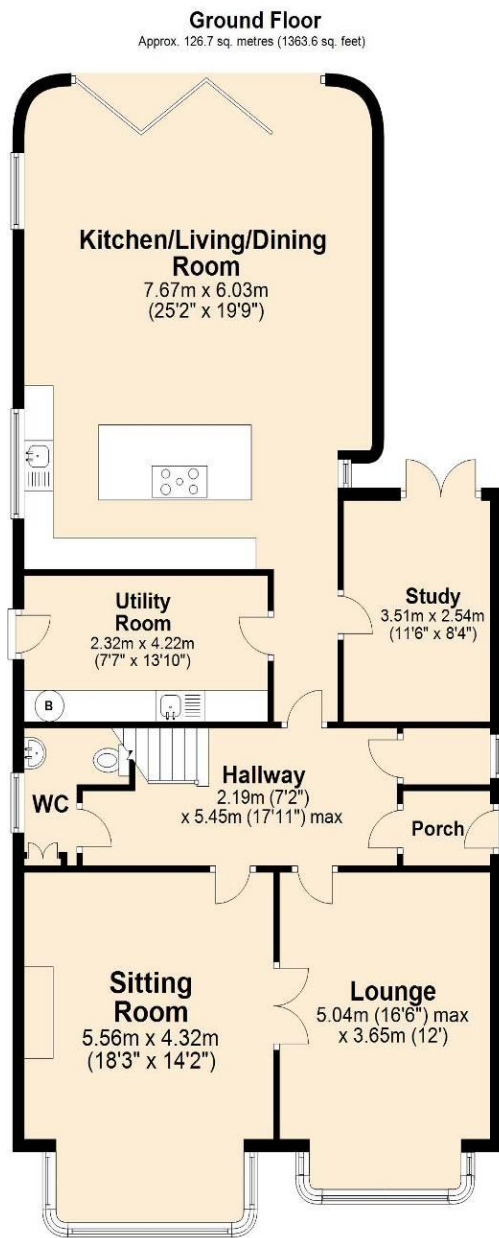
Bedroom three is a spacious double bedroom which enjoys carpeted flooring, a range of fitted wardrobes and a magnificent Art Deco inspired bay window enjoying elevated views over the Bristol Channel.

Bedroom four is another sizeable double bedroom which enjoys carpeted flooring and a Iroko hardwood double glazed window to the rear elevation.

Bedroom five is a spacious single bedroom which enjoys carpeted flooring and an original single glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece 'Kohler' white suite comprising: an oval bath with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring with underfloor heating and an obscured Iroko double glazed hardwood window.





Total area: approx. 241.0 sq. metres (2594.1 sq. feet)

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

## GARDENS AND GROUNDS

Rostellan is approached off the road onto a private driveway providing parking for several vehicles beyond which is a detached double garage with a small workshop area, a manual up and over door, full electrical services and a pedestrian door to the side. The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and Acer trees. The enclosed private rear garden has been beautifully landscaped and is predominantly laid to lawn with a variety of mature shrubs and borders.

## SERVICES 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	80
EU Directive 2002/91/EC		

## Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	60	74
EU Directive 2002/91/EC		





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