



171 Stanwell Road  
Penarth, Vale of Glamorgan, CF64 3LN

Watts  
& Morgan







# 171 Stanwell Road

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**£650,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, four bedroom three storey mid-terraced Victorian family home, located in one of Penarth's most desired streets. In catchment for Victoria and Stanwell Schools. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall, open plan living/dining room, kitchen/breakfast room, utility room, downstairs cloakroom. First floor landing, three double bedrooms, family bathroom. Second floor landing, spacious primary bedroom with en-suite and views towards the Bristol Channel. Externally the property benefits from landscaped front and rear gardens with a detached garage, partially converted into a gym and providing access to a rear lane. EPC rating 'C'.

## Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.2 miles

M4 Motorway – 10.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

### Ground Floor

Entered via a partially glazed wooden door into a porch, a second partially glazed wooden door leads into a welcoming hallway benefiting from original exposed wooden floorboards and a wooden staircase with a carpet runner leading to the first floor with two recessed downstairs storage cupboards. The open plan living/dining room enjoys continuation of original exposed wooden floorboards, decorative cornice detailing, a central feature open cast iron fireplace with a wooden surround, a bay window to the front elevation with composite double glazed sash windows and a set of uPVC double glazed French doors providing access to the rear garden. The kitchen/breakfast room benefits from slate tile flooring, feature pendant lighting, an exposed brick wall, a uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, a bowl and a half ceramic sink with a mixer tap over and a uPVC double glazed window to the side elevation.

The utility room enjoys continuation of slate tile flooring, a 'Belfast' sink, a wall mounted 'Baxi' combi boiler, a laminate roll top work surface with space and plumbing provided for freestanding white goods, a uPVC double glazed window to the side elevation and a double glazed roof light.

The cloakroom serving the downstairs accommodation has been fitted with a WC and benefits from continuation of slate tile flooring and a uPVC double glazed window to the rear elevation.

### First Floor

The split level first floor landing benefits from a combination of carpeted flooring and original exposed wooden floorboards and a carpeted staircase leading to the second floor.

Bedroom two is a spacious double bedroom and enjoys continuation of original exposed wooden floorboards and two double glazed composite sash windows to the front elevation enjoying elevated views.

Bedroom three is another double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom four is a further double bedroom benefiting from carpeted flooring and a double glazed composite sash window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a bath with a thermostatic hand-held shower attachment, a shower cubicle with a thermostatic rainfall shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from continuation of exposed original wooden floorboards, tiled walls, an extractor fan, a wall mounted towel radiator and an obscure double glazed composite sash window to the side elevation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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.

### Second Floor

The second floor landing enjoys carpeted flooring and a uPVC double glazed window to the rear elevation and a hatch providing access to loft storage.

Bedroom one is a spacious double bedroom and benefits from engineered wood flooring, recessed ceiling spotlights, a range of recessed wardrobes, a feature exposed brick chimney breast, a uPVC double glazed French door with Juliet balcony to the rear elevation enjoying elevated views over Penarth and two large double glazed roof lights to the front elevation benefiting from further elevated views towards the Bristol Channel and Flat Holm and Steep Holm Islands. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic shower over, a wash-hand basin and a WC. The en-suite further benefits from wood effect tile flooring, recessed ceiling spotlights, an extractor fan and a double glazed roof light.

### Garden & Grounds

171 Stanwell Road is approached off the street onto a feature tiled path providing access to the property. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area and decked area covered by a pergola provides ample space for outdoor entertaining and dining.

Located to the rear of the garden is a detached garage, partially converted into a gym with full electrical connections and a manual garage door providing access to a rear lane.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'F'.







**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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