

EASTBROOK ROAD





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, CF64 2PZ - £450,000

3 bedroom(s) | 1 bathroom(s) | 1291.00 sq ft

Ty Isaf (Lower House) is a detached farmhouse we believe from the owners to date back to 1845.
This charming double fronted farmhouse located on the fringe of Llandough is brimming with character. With its enviable location backing onto open fields and situated with ease of access to both Penarth and Dinas Powys plus direct access through Llandough into Cardiif and the M4 corridor.
At the rear of the property within the large rear garden is an outdoor swimming pool perfectly positioned for the afternoon/evening sun.
Briefly comprising a welcoming entrance hall, lounge with cast iron log burner extended into a garden room overlooking the pool and garden, spacious dining room, farmhouse style kitchen - Beech worktop & Belfast sink. To the first floor there are 3 double bedrooms plus a stylishly appointed shower room.
Complimented with upvc double glazing, security alarm and gas central heating - replacement boiler.
To the side - off road parking for 2-3 cars.
Viewing highly recommended.

PROPERTY SPECIALIST

Mr Jeff Hopkins
jeff@jeffreyross.co.uk
02920 499680
Valuer

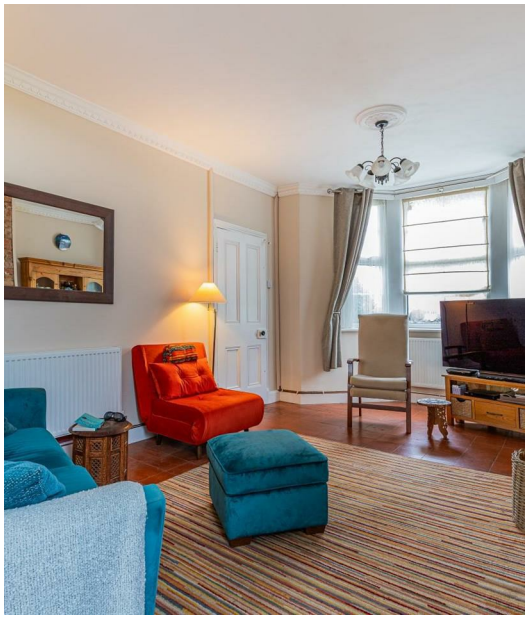


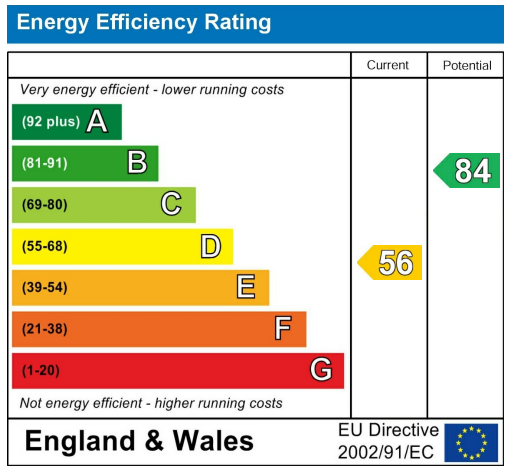











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
84
England & Wales
EU Directive 2002/91/EC









Eastbrook Road, Penarth

















ENTRANCE HALL
Enter via a wooden door with stained glass into a warm and welcoming entrance hall, leading to all rooms on the ground floor, stairs rise to the first floor, slate flooring.

LOUNGE
5.49m into bay x 3.61m max (18' into bay x 11'10" max)
Spacious main living room, bay window to front plus long picture window (triple glazed) to the side, original red quarry tiled flooring, 2 TV point's, exposed brick chimney breast with an inset cast iron log burner upon a slate hearth, open to:

GARDEN ROOM
3.45m x 3.45m (11'4" x 11'4")
Superb extension to the property overlooking the garden and pool, quarry tiled flooring, side sliding patio doors plus window onto the patio and at the rear a door plus window again allowing access into and overlooking the pool and garden.

DINING ROOM
4.04m x 3.81m into bay (13'3" x 12'6" into bay)
Equally spacious living room, bay window to the front, exposed pine floorboards, TV point.

KITCHEN
4.50m max x 2.36m (14'9" max x 7'9")
Farmhouse style kitchen with fitted cream shaker style base units with solid Beech worktop and undermounted China Belfast sink with brass mixer tap, built in oven, hob & cooker hood, plumbed for dishwasher, space for fridge/freezer, window to rear plus upvc stable door to the garden, generous under stairs pantry with rear window and housing the gas combination boiler (installed 2018).

FIRST FLOOR LANDING
Access to all rooms plus access to a part boarded loft - with light, window to rear.

BEDROOM 1
4.06m x 2.90m (13'4" x 9'6")
Master double bedroom, window to front.

BEDROOM 2
4.06m x 2.36m (13'4" x 7'9")
Double bedroom, window to rear overlooking the rear countryside.

BEDROOM 3
3.61m max x 2.64m (11'10" max x 8'8")
Double bedroom, window to rear overlooking the garden and rear countryside, walk in wardrobe to the corner.

STUDY/DRESSING ROOM
1.70m x 1.68m (5'7" x 5'6")
Currently used for linen storage, window to front.

SHOWER ROOM
3.51m x 1.70m (11'6" x 5'7")
Stylishly appointed with a modern white suite comprising a large shower tray with glass screen, floating vanity wash hand basin and close coupled wc, fully tiled and tiled floor, heated black towel rail, window to front.

GARDEN
Front garden - brick boundary wall, shrub borders and display, side drive allowing off road parking for 2-3 cars.

Exceptional rear garden on 2 levels backing onto open fields, top level a large porcelain paved patio with a sunken outdoor swimming pool, outbuildings - laundry, store shed plus garage, decked steps lead down to the main garden - mostly lawned, exterior double power socket, fullwidth timber Gazebo with a mature Virginia Creeper, stone boundary wall with side gate leading into the fields, established shrub borders including 2 apple trees,, vegetable plot with established raspberries.

STORE/GARAGE
6.17m max x 2.62m (20'3" max x 8'7")
Originally the garage with front access via upvc door, light & power, window to rear, housing the pump for the pool, with a access to a cloakroom/changing room comprising wash hand basin and close coupled wc plus rear window.

LAUNDRY ROOM
3.28m x 2.08m (10'9" x 6'10")
Useful storage too, plumbed for washing machine with space for other white goods, light & power.

STORE SHED
2.08m x 1.68m (6'10" x 5'6")
Fitted light, window to rear.

INFORMATION
We believe the property is Freehold.
Council Banding - Band F £3,045.37 (2025-2026)



"Ty Isaf has been an incredible home and a great place to bring up the family. The children and grand children have loved playing in the garden & pool with many country walks through to Michaelston and beyond whilst listening to amazing bird song. Such beautiful features throughout and steeped in history."

Comments by Mr Jeff Hopkins


WC
Garden Room
Store
Laundry
Lounge
Kitchen
Entrance Hall
Dining Room
Bedroom 3
Bedroom 2
Landing
Shower Room
Study
Bedroom 1

JeffreyRoss

www.jeffreyross.co.uk