



VICTORIA SQUARE





VICTORIA SQUARE

, CF64 3EJ - £1,500,000



7 bedroom(s)



4 bathroom(s)



3281.00 sq ft

For sale with no on-going chain therefore an early completion - elegant double fronted 7 bedroom Victorian end of terrace overlooking the grounds of All Saints Church. Extensively renovated throughout to an incredibly high standard. Boasting over 3,281 square footage of stylish living space set over 3 floors. Beautifully presented. With much attention to detail. Briefly comprising porch, spacious and welcoming entrance hall - restored terrazzo tiled floor, lounge - under floor heating, impressively spacious family room open to a stunningly fitted kitchen by Sigma 3 with dining area plus quality Amtico flooring with under floor heating. Features include bi-fold doors, solid quartz worktop including an under mounted sink with Quooker instant hot water tap plus integrated appliances to include tall fridge and tall freezer, dishwasher plus built in double oven, induction hob plus built in microwave oven & warming tray plus fitted wine chiller. To the first floor there are 3 bedrooms - master with walk in closet and en suite shower room plus there is a stunning family bathroom plus laundry room. To the second floor there are the 4 remaining double bedrooms - en suite shower room to one plus separate shower room.

At the front and side - lawns with at the rear a lawned Westerly facing garden including off road parking plus a detached bespoke garden room.

Viewing highly recommended to appreciate the quality of the finish.

PROPERTY SPECIALIST

Mr Paul Davies

paul.davies@jeffreygross.co.uk


Negotiator







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















FEATURES

No expense has been spared. Includes bespoke upvc double glazing approved for the conservation criteria and a newly installed central heating system with some reproduction radiators in the hall and landings fired by top of the range boiler with dual hot water cylinders to run the top floor independently. Some rooms benefitting from under floor heating. Includes full thickness insulation throughout. With full rewire to category 5 and full wi-fi throughout the property. Painted throughout in a crisp white finish. Includes also newly fitted carpets - full Scotchgarde guarantee and quality Amtico flooring plus porcelain tiled floors to the bathrooms. Throughout you will find bespoke molded coving with ceiling roses - all hand made. The exterior has had the sand stone bays and windows restored to their former glory.

EDUCATION

The property is within catchment for the hugely popular Victoria Primary School and Stanwell Secondary Schools. Also nearby is the highly regarded Westbourne private school for ages 5-18. For Welsh speakers there is Ysgol Pen Y Garth with feeder to Bro Morgannwg secondary school.

PORCH

2.11m x 1.68m (6'11" x 5'6")

ENTRANCE HALL

8.13m x 2.11m (26'8" x 6'11")

LOUNGE

6.27m x 3.51m (20'7" x 11'6")

FAMILY DINING KITCHEN

11.96m into bay x 5.82m into bay (39'3" into bay x 19'1" into bay)

UTILITY ROOM

3.30m x 2.21m (10'10" x 7'3")

CLOAKROOM/WC

FIRST FLOOR LANDING

9.86m max x 2.11m (32'4" max x 6'11")

BEDROOM 1

5.72m into bay x 4.78m (18'9" into bay x 15'8")

WALK IN CLOSET

2.57m x 2.06m (8'5" x 6'9")

EN SUITE SHOWER ROOM

BEDROOM 2

4.52m x 3.53m into bay (14'10" x 11'7" into bay)

BEDROOM 3

5.03m max x 3.51m (16'6" max x 11'6")

FAMILY BATHROOM

3.76m x 3.02m (12'4" x 9'11")

LAUNDRY ROOM

2.26m x 1.83m (7'5" x 6')

SECOND FLOOR LANDING

7.01m x 2.11m (23' x 6'11")

BEDROOM 4

4.80m x 4.47m (15'9" x 14'8")

BEDROOM 5

6.76m x 3.15m max (22'2" x 10'4" max)

EN SUITE SHOWER ROOM

BEDROOM 6

3.81m max x 3.68m max (12'6" max x 12'1" max)

BEDROOM 7

3.86m x 3.73m (12'8" x 12'3")

SHOWER ROOM

GARDEN



“ The attention to detail is impressive to say the least. This spectacular renovation includes many high end finishes with great emphasis on sympathetic restoration. The stunning kitchen with family room has been carefully designed to truly be the heart of the home. An amazing and elegant period property located in a hugely popular part of Penarth. ”

Comments by Mr Paul Davies

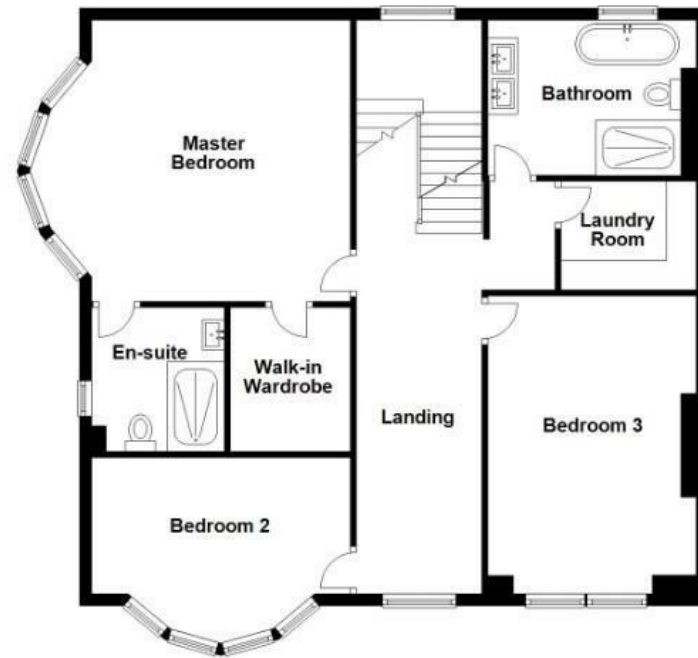
Ground Floor

Approx. 102.7 sq. metres (1105.7 sq. feet)



First Floor

Approx. 102.5 sq. metres (1103.4 sq. feet)



Second Floor

Approx. 99.7 sq. metres (1072.7 sq. feet)



Total area: approx. 304.9 sq. metres (3281.8 sq. feet)

www.jeffreyross.co.uk

Jeffrey Ross