



L A V E R N O C K   R O A D









## LAVERNOCK ROAD

, CF64 3QF - £1,100,000



5 bedroom(s)



4 bathroom(s)



2542.00 sq ft

Jeffrey Ross are pleased to present for sale this amazing detached house - extensively renovated and extended. Beautifully presented and benefitting from a large lawned rear garden backing onto Penarth's Athletic field plus ample parking to the front. Boasting 5 double bedrooms and 4 bathrooms. Perfect for a growing family with its spacious and versatile accommodation over 2 floors.

Well placed for walking distance to the extremely popular Evenlode Primary & Stanwell Secondary Schools, with a short walk taking you into Cosmeston Country Park.

Briefly comprising a spacious and welcoming entrance hall, ground floor cloakroom, lounge - oak block flooring and inset log burner, sitting room plus home gymnasium and a spectacular kitchen dining and family room overlooking the garden - under floor heating plus 2 sets of bi fold doors and the stunning kitchen fitted by Magnet, also at the rear a utility room plus the master suite - large double bedroom overlooking the garden with an en suite shower room. To the first floor there are 4 double bedrooms - en suite shower room's from 2 plus a glass fronted balcony off bedroom 3 and finally the stunning family bathroom completes the accommodation.

Complimented with upvc double glazing and gas central heating.

Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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Property Management Co-ordinator









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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

78

65

































**ENTRANCE HALL**

Enter via a stylish composite door with side glazed panels into a spacious and welcoming entrance hall, stairs lead to the first floor with storage beneath.

**CLOAKROOM**

Modern white suite comprising a vanity wash hand basin and close coupled wc - concealed cistern, window to side, tiled surround and tiled floor.

**LOUNGE**

5.08m into bay x 3.53m (16'8" into bay x 11'7")

Spacious main living room, bay window to front with 2 side windows, within the chimney breast an inset wood burning stove, polished Herringbone oak block flooring, TV point.

**KITCHEN DINING FAMILY ROOM**

8.84m max x 5.59m max (29' max x 18'4" max)

Superb extension now providing the heart of the home, combining the kitchen with dining open to a family area, porcelain tiled flooring with under floor heating, kitchen fitted by Magnet with an extensive range of contemporary wall and base units with solid Quartz worktops, includes a large Island with breakfast bar and an inset under mounted sink with mixer tap including a Quooker instant hot water tap plus an integrated dishwasher, further appliances include a built in double oven with ceramic hob & cooker hood, features include soft close doors and drawers plus under lighting, space for an American fridge/freezer.

The dining area with its bi fold doors overlook and lead into the garden plus is open plan to a spacious family area again with bi fold doors into the garden plus 2 velux roof windows, TV point.

**HOME GYMNASIUM**

6.15m x 2.54m (20'2" x 8'4")

Originally a garage, French doors plus side glazed panel allow access from the front with a connecting door into the kitchen, 2 side windows plus fitted base units with laminate worktops provide storage.

**INNER HALL**

Allowing access to the master suite, sitting room & utility, tiled flooring.

**UTILITY ROOM**

2.64m max x 2.54m max (8'8" max x 8'4" max)

L-shaped room, fitted wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, window to side, plumbed for washing machine, tiled floor.

**SITTING ROOM**

5.84m max x 2.92m (19'2" max x 9'7")

Spacious living room, window to front, TV point, deep cupboard to one corner housing a hot water tank and Worcester Bosch boiler.

**MASTER BEDROOM**

5.13m max x 4.50m max (16'10" max x 14'9" max)

Impressive double bedroom, sliding doors overlook and lead into the rear garden with window to the side, built in floor to ceiling mirrored wardrobes.

**EN SUITE SHOWER ROOM**

Fully tiled plus tiled floor, large glass enclosure with over head shower plus attachment, floating vanity wash hand basin and close coupled wc, extractor fan, window to side, heated chrome towel rail.

**FIRST FLOOR LANDING**

Access to al rooms plus walk in loft space within the eaves, 2 velux roof windows to the front, access via wooden retractable ladder to the main loft.

**BEDROOM 2**

4.65m max x 3.28m max (15'3" max x 10'9" max)

Large double bedroom, window to rear, built in double wardrobes.

**EN SUITE SHOWER ROOM**

Tiled double shower enclosure, floating vanity wash hand basin and close coupled wc, window to rear, extractor fan, tiled surround and floor.

**BEDROOM 3**

4.11m x 3.30m (13'6" x 10'10")

Double bedroom, sliding patio doors lead out onto a glass fronted balcony overlooking the garden and the rec., built in double wardrobe.

**EN SUITE SHOWER ROOM**

Tiled shower enclosure, floating vanity wash hand basin and close coupled wc, window to side, extractor fan, tiled surround and floor.

**BEDROOM 4**

3.66m max x 3.25m (12' max x 10'8")

Large double bedroom, window to rear.

**BEDROOM 5**

3.53m max x 3.18m (11'7" max x 10'5")

Double bedroom, window to front, built in floor to ceiling mirrored wardrobes.

**BATHROOM**

3.86m x 2.51m (12'8" x 8'3")

Stunningly refitted with a stylishly appointed suite comprising a large contemporary double ended bath with tower tap including shower attachment, floating vanity wash hand basin, large glass enclosure with over head shower plus attachment and a close coupled wc, tiled surround and floor, window to side plus velux roof window, extractor fan.

**GARDEN**

Generous frontage allowing ample off road parking for several vehicles - brick paved, boundary wall with established shrub borders, exterior lighting, outside tap.

Impressively large enclosed rear garden backing onto Penarth Athletic field - mainly laid to lawn, large porcelain paved patio, exterior lighting plus exterior double power socket, outside tap plus fitted electric outdoor heater, to either side a boundary wall plus mature shrub borders, to the far end a second paved terrace with a fitted Arbour with slatted roof, ample power sockets plus exterior lighting.

**INFORMATION**

We believe the property is Freehold.

Council Banding - Band G £3,540.02 (2025-2026)





86 Lavernock Road is an amazing property with a large garden backing onto Penarth's Athletic Field, this beautifully presented house would make for a great place to bring up a growing family with its versatile rooms laid out over 2 floors. The care and attention to detail is second to none. Perfectly situated within walking distance to both Evenlode & Stanwell Schools.

Comments by Mr Paul Davies





Total Area: 2542 ft² ... 236.2 m²



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Jeffrey Ross