

141 Plymouth Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

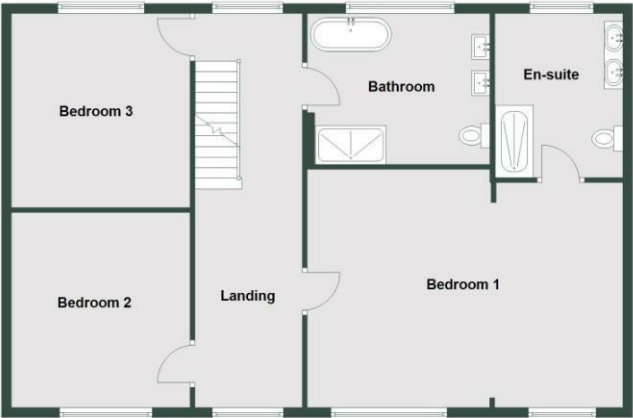
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharp.com  
**Lettings enquiries:** lettings@shepherdsharp.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

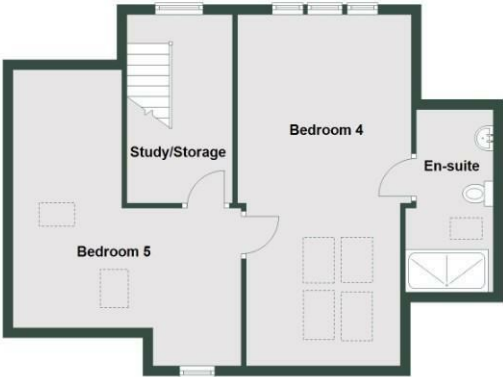
SHEPHERD SHARPE



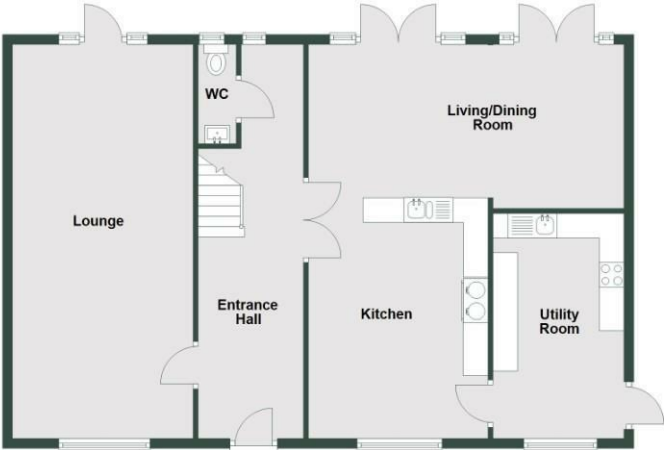
First Floor



Second Floor



Ground Floor



Total area: approx. 257.5 sq. metres (2772.0 sq. feet)  
**141 Plymouth Road**

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Penarth CF64 5DG

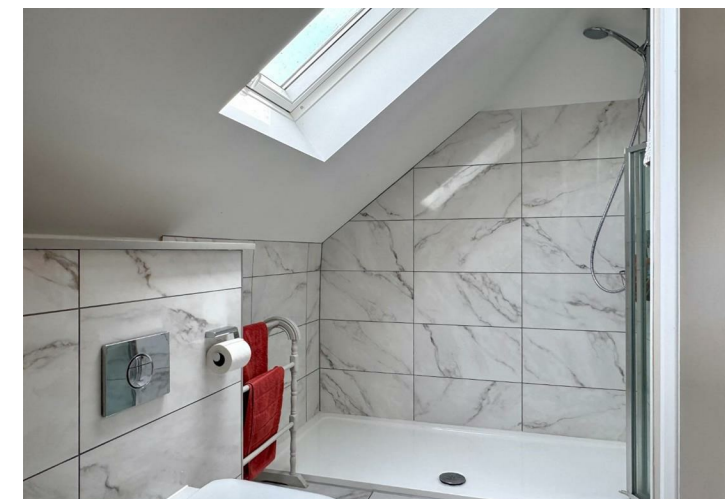
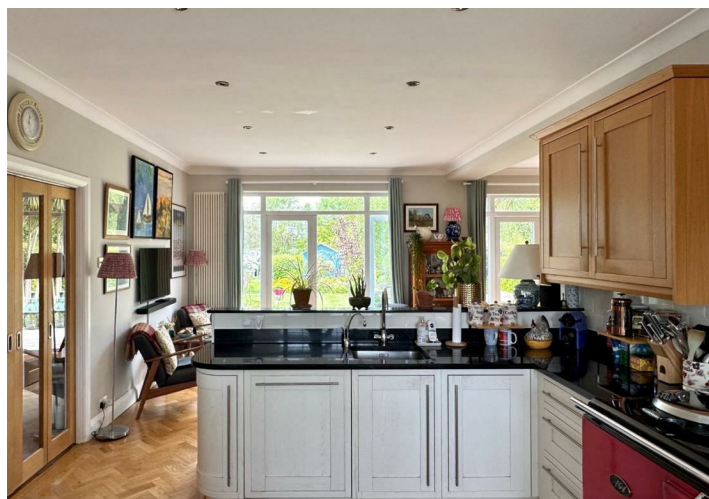
£1,600,000

Situated in lower Plymouth Road with terrific views looking out across the cliff tops and out across to the Channel and Somerset coastline is this much extended, five bedroom double fronted 1950's family house. The most recent work was completed in 2020 incorporated a substantial and full width loft conversion and two storey side extension. The property has a large plot with a very private mature west facing rear garden. Comprises spacious central hallway, wc, large through lounge, stunning kitchen/breakfast/living room, utility room. To the first floor there are three double bedrooms, a spacious en-suite shower room and large family bathroom. To the second floor there is a bright landing, guestroom/fourth bedroom with en-suite shower room, fifth bedroom/study. Immaculate throughout, high quality finishes, off road parking, uPVC double glazing, central heating. A lovely family home. Freehold.

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			
England & Wales		75	81
EU Directive 2002/91/EC			



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Reclaimed period front door with stained glass to hallway.

#### Hallway

8.10m x 2.14m (26'6" x 7'0")

A welcoming bright hallway, running front to back. Hardwood oak double glazed window to rear with matching side windows. Original herringbone block flooring with matwell, recessed lighting, bi-folding oak glazed doors to the kitchen/breakfast room, glazed oak door to lounge, access to wc.

#### W.C.

Large wash hand basin with two deep drawers beneath, twin flush wc, all in white with chrome fittings. Ladder radiator, granite tiled floor, recessed light, extractor. uPVC double glazed window to rear with white shutter.

#### Through Lounge

8.00m x 3.57m (26'2" x 11'8")

A spacious dual aspect lounge. Window to front with white shutters, double glazed window and door leading out to full width terrace to rear. Attractively presented, decorated in a stylish traditional yet contemporary way, radiator, coved ceiling, attractive limestone fire surround with granite hearth, brushed stainless steel living flame coal effect gas fire.

#### Kitchen/Breakfasting/Living Room

8.00m x 6.67m (26'2" x 21'10")

A lovely open plan L shaped space. Two sets of French doors and windows to rear and a large window to front with white shutters. A classic solid cream shaker style kitchen with granite worktops, red gas powered two plate Aga, integrated fridge and dishwasher, attractive natural oak high level cupboards, metro tiling, beautiful oak herringbone flooring, radiator. The living and dining area also have solid herringbone oak flooring, space for table and six chairs plus informal seating area, two column radiators, modern lighting. Great view of the garden.

#### Utility Room

4.36m x 2.32m (14'3" x 7'7")

Floor and eye level cupboards, sink with drainer, worktop, back up gas cooker, space for fridge freezer, plumbing for washing machine, access to combination boiler, oak effect herringbone vinyl flooring, radiator, access to boxed in gas and electric meters, fuse box. Window to front with white shutters.

#### First Floor Landing

A very light first floor landing runs front to back. Beautiful original stained glass windows look out across the Cliff Top and Channel, uPVC double glazed window with white shutters to rear. Quality carpet, painted traditional oak handrail.

#### Bedroom 1

6.66m x 4.65m (21'10" x 15'3")

A very generous principle double bedroom. Two large original windows to front with white shutters. Stylishly presented throughout, plenty of space for wardrobes, high quality wood effect floor, radiator with cover, modern recessed down lighting plus attractive traditional wall lights.

#### En-Suite 1

3.27m x 2.86m (10'8" x 9'4")

An extremely well finished and generous en-suite. Comprising low profile shower enclosure with rainfall shower, wall mounted shower attachment, toughened shower screen, metro tiling, recessed traditional controls, twin circular sinks with quartz countertop and blue cabinetry beneath, concealed plumbing, matching wc. Attractive tall storage cupboard, large mirror cabinet, attractive tiling, traditional heated towel rail and radiator plus additional chrome ladder radiator, downlighting, extractor. uPVC double glazed window to rear.

#### Bedroom 2

3.91m x 3.60m (12'9" x 11'9")

uPVC double glazed windows to front with white shutters. Stylishly presented, oak effect floor, radiator, coved ceiling, modern lighting.

#### Bedroom 3

3.98m x 3.54m (13'0" x 11'7")

A double bedroom. uPVC double glazed window to rear looking across the garden. Stylishly presented, oak effect floor, radiator, coved ceiling, modern lighting.

#### Family Bathroom

3.65m x 3.03m (11'11" x 9'11")

A very spacious family bathroom, beautifully appointed. Comprising large low profile shower enclosure with chrome shower fitting, freestanding slipper bath with mixer tap/shower cradle, contemporary twin wash hand basin with traditional style pale grey cabinets beneath, two mirrored wall units, twin flush wc. Beautiful tiled floor and splashback, modern downlighting, two traditional wall lights, traditional heated towel rail and separate large column radiator. uPVC double glazed window to rear with white shutters.

#### Second Floor Landing

A spacious and bright second floor landing. uPVC double glazed windows look out across the garden. Quality carpet, modern lighting, decorated in white, oak doors to both upper floor rooms.



**Bedroom 4**

7.20m x 3.45m (23'7" x 11'3")

An outstanding guest room with fantastic views. Dual aspect, dormer to rear, full height windows towards west facing rear garden, balcony, two large velux Cabrio windows to front with great views of the Channel and cliff top, a lovely place to sit. Beautifully presented, high quality carpet, radiator, access to remaining loft areas, modern lighting, solid door to en-suite.

**En-Suite 2**

3.60m x 1.76m (11'9" x 5'9")

Beautifully appointed. Comprising low profile shower enclosure with chrome shower fittings, contemporary wall hung wash basin and wc. Carrera marble effect tiling to wall and floor, chrome ladder radiator, extractor. Window to roof slope.

**Bedroom 5**

4.70m x 4.18m (plus recess) (15'5" x 13'8" (plus recess))

Two white velux windows provide natural light. Beautifully detailed solid wood portal window with stained glass feature panel to front. Presently used as an occasional bedroom and office, whilst not a standard shape it offers good space. Carpet, radiator, modern lighting, access to remaining loft areas.

**Front Garden**

Deep frontage with attractive planting and lawn, block paviour driveway provides good off road parking, red brick front walls and traditional gates and railings.

**Rear Garden**

Large private west facing rear garden, patio, water feature, summerhouse, garden storage shed with power, lovely mixed planting and mature trees.

**Council Tax**

Band H £4,248.02 p.a. (25/26)

**Post Code**

CF64 5DG

