



21 Victoria Square
Penarth | The Vale Of Glamorgan | CF64 3EJ

FINE & COUNTRY



Step inside

** Luxurious Victorian End-of-Terrace Gem in Prestigious Penarth **

Nestled within the esteemed confines of Penarth, a town celebrated as one of the UK's most coveted residential areas, this impeccably renovated three-story end-of-terrace Victorian residence epitomizes sophistication and elegance. Boasting an exceptional luxury standard while preserving its enchanting original features, this home stands as a testament to timeless beauty and modern comfort.

Location:-

Set against the backdrop of Penarth's affluent landscape, this property enjoys proximity to the vibrant high street adorned with charming independent shops, quaint cafes, and esteemed restaurants. The nearby seafront and Pavilion Pier offer picturesque strolls along the shore, while the property's adjacency to a scenic park with a church adds to its allure, creating an ideal setting for residents with four-legged companions. Remarkably, this property features gated off-road parking, a rarity in this esteemed locale.

Property Highlights:-

Upon entry through the impressive dark blue doorway, guests are welcomed into an inviting entrance porch leading to a hallway adorned with quintessential Victorian features, including reclaimed floor tiles, ceiling roses, and detailed staircase. The ground floor unfolds into a spacious open-plan kitchen dining room, featuring integrated appliances, a wine fridge, and bi-fold doors seamlessly connecting the indoor and outdoor spaces. A formal reception room bathed in natural light and a convenient cloakroom/wc complete this level.

Ascending to the first floor reveals a generous landing area, three sizeable double bedrooms, one currently utilised as a home office boasting serene park views, and another as the lavish principal suite with a walk-in dressing room and high-spec ensuite. Additionally, a laundry room and family bathroom with a roll-top bath and double shower offer further comfort and convenience.

The second floor hosts four additional bedrooms, including another en suite, and a separate shower room.



Additional Amenities:-

This home boasts underfloor heating on the ground floor and radiators to the upper to floors, providing zoned comfort control. A fully heated outside home office in the landscaped rear garden offers a secluded workspace, ideal for remote professionals. The gardens have been meticulously designed for easy maintenance, providing an idyllic backdrop for summer relaxation.

Location Benefits:-

Convenient commuting options include easy access to the M4 from Penarth, a nearby train station, and under two hours travel time to Paddington, London from Cardiff Central. This property caters to stylish living, young families seeking prestigious local schooling, or those desiring to immerse themselves in Penarth's fashionable lifestyle. From leisurely strolls along the seafront to indulgent evenings at chic bars and restaurants, this residence offers a quintessential Penarth experience.

Summary:-

Offering a harmonious blend of Victorian charm and contemporary luxury, this meticulously crafted home in Penarth presents a rare opportunity to reside in refined elegance. Whether savouring the tranquillity of the parkside location or relishing the vibrant lifestyle offerings, this residence promises an unparalleled standard of living for the discerning homeowner. Arrange a viewing today and prepare to embark on a journey of timeless sophistication in one of Penarth's most prestigious locales.





VENDOR INSIGHT:-

"When we first viewed the property, we saw that it was ripe for renovation and would make the most wonderful family home. We were excited to find that it was stuffed full of the original features and when I stepped through the front door, the magnificent entrance hall just blew me away and I fell in love with it right there and then," say the owners.

"We took the entire building back to brick and put in new supports, insulation, and underfloor heating. We hired a specialist company to restore the amazing Victorian flooring that we discovered under carpet in the hallway and we brought the original features back to life wherever possible, including the coving and ceiling roses. I've been so emotionally invested in this house and we're proud to have retained a beautiful Victorian appearance that works well for a modern lifestyle."

"As for the location, well, you can't fault it. There is a lovely park just across the road where you can play ball on the green and the beach is within walking distance from the house. If you've grown up in South Wales there's a high chance that you will have come to Penarth for an ice cream on the beach as a child. Everything you need is right here, including fantastic schools and a vibrant restaurant scene that includes places for brunch, smash burgers, and even a Michelin star restaurant."

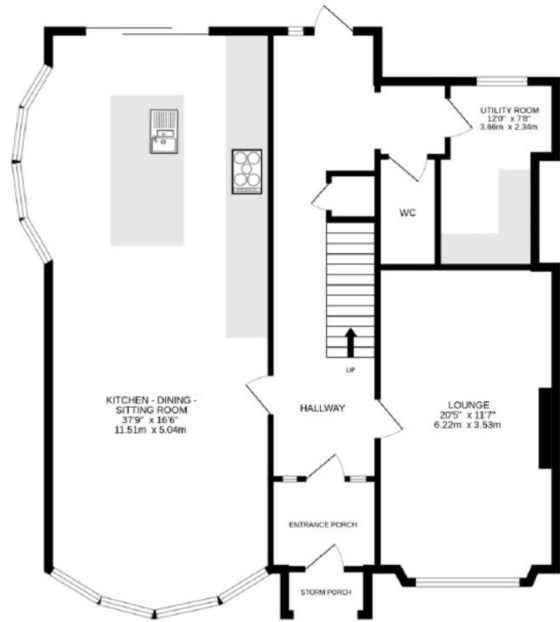
"The outside space comprises of parking set behind electric gates and a wrapround lawned area with a side pathway for easy access to the rear garden. There's plenty of room for BBQs and get-togethers with friends and family on the patio which can also be accessed from bi-fold doors in the kitchen / diner which creates a superb indoor-outdoor living and entertaining area."

"The kitchen / diner is the hub of the home. It's a huge space with a large dining table, sofas, and television, so the whole family can use it together at the same time. The kitchen is fitted out to a high specification and includes an instant boiling water tap and wine fridge. The hallway is a showstopping feature of the property for me and I also really like the American lifestyle-inspired upstairs laundry room. It makes it as hassle free as possible and also frees up space in the utility room which is an absolute gamechanger."

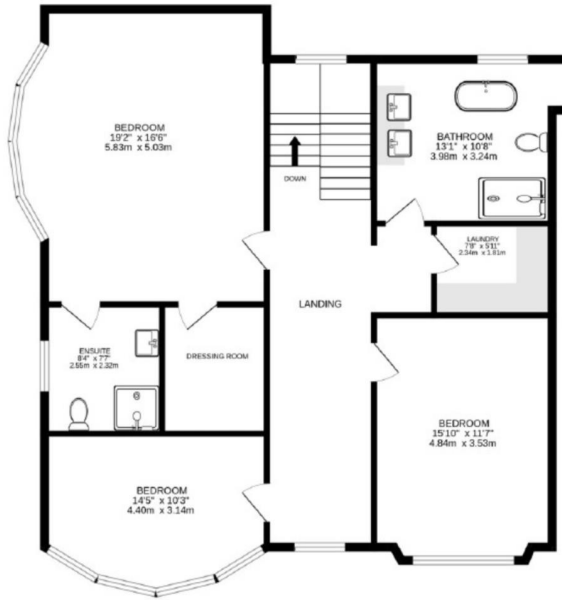
Step outside



GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



2ND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 3391 sq.ft. (315.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Postcode: CF64 3EJ | Tenure: Freehold | Tax Band: F | Authority: Vale of Glamorgan | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-92)	B		
(81-84)	C		
(75-79)	D		
(69-74)	E		
(61-68)	F		
(51-60)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

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