



KEY

EXECUTIVE

SALES

Offers In Excess Of £950,000 Cliffe Drive, Penarth CF64 5RY



- Beautiful Detached Family Home
- Panoramic Channel Views as Far as Somerset
- Coastal Development Potential
- Refurbishment Opportunity
- Channel Views from Bedroom Balcony
- Private Large Garden
- Four Car Detached Garage and Further Off-road Parking
- Large Corner Location
- Walking Distance to Penarth Esplanade
- Excellent School Catchment Location



About the area

Penarth, a charming seaside town just 5 miles southwest of Cardiff city center, this property enjoys proximity to the town's elegant esplanade, delightful parks, and gardens, including the scenic Cosmeston Lakes nearby.

A short walk or bus ride from the property leads to Penarth's town center, offering a diverse array of shops, restaurants, cafes, and pubs. Additionally, the town boasts a marina, pier, and a popular seafront promenade. Families with children will appreciate the numerous primary and secondary schools within the catchment area. Sports enthusiasts have access to local cricket, tennis, bowling, rugby, and football clubs, as well as the well-regarded Glamorgan Golf Club—all conveniently located in close proximity.

Outside

Externally, this property features an expansive detached garage with the capacity to accommodate four or more cars, complete with an electric door for added convenience. Positioned to the side of the residence, the garage provides ample space for vehicle storage and offers ease of access.

Adding to the property's appeal, a generously sized mature garden envelops the rear, creating a picturesque wrap-around setting. This well-established garden not only enhances the overall aesthetics but also provides a private and tranquil outdoor space for relaxation and recreation.

Comfort is ensured throughout the house with gas central heating and uPVC double glazing. The property is offered as freehold, providing peace of mind for the new owner.

In summary, this detached house is a rare find with its superb location, spacious layout, and excellent potential for further development. Whether you desire stunning views, ample indoor and outdoor space, or the convenience of a detached garage, this property has it all.

Measurements and Additional Details

Hallway - 2.40m x 4.90m (7'10" x 16'0") - Original herringbone block flooring, coving, radiator,

staircase to first floor with large window to stairwell.

W.C. - Corner wash basin and WC in white, wood block flooring, part tiled walls. uPVC double glazed window.

Reception Room 1 - 5.75m x 4.23m (18'10" x 13'10") - A generous principal room. uPVC double glazed windows, door to front, side and rear. Bright and light. Tiled fireplace, carpet (wood block flooring beneath), radiator.

Reception Room 2 - 3.62m x 5.0m (into bay) (11'10" x 16'4" (into bay) - uPVC double glazed bay window to front with Channel views. Carpet (wood block flooring beneath), contemporary fire surround with electric fire, radiator, coving.

Kitchen - 3.61m x 2.69m (11'10" x 8'9") - uPVC double glazed window to rear. White fitted kitchen with contrast work top, sink with half bowl and drainer, lever mixer tap. Space for fridge, electric hob, split level oven and grill, extractor, tiled floor, radiator. uPVC double glazed door leading through to rear lobby/storage.

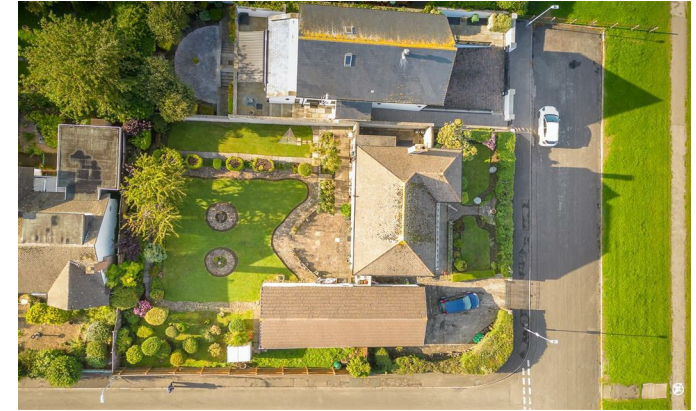
Rear Lobby - Storage, further cloaks, walk-in pantry, space for fridge/freezer.

Laundry Area - Plumbing for washing machine, shelving and access to Worcester combination boiler.

First Floor Landing - A bright landing with large uPVC double glazed window to stairwell, loft access, radiator.

Bedroom 1 - 3.34m x 5.75m (10'11" x 18'10") - A lovely bright room. Windows to front, side and rear, door leading out onto balcony with outstanding views across to the Somerset coastline, Flat Holme, Steep Holme to the front, Golf Club views to the rear. Large built-in wardrobe, carpet, radiator, coving.

Bedroom 2 - 3.64m x 5.40m (into bay) (11'11" x 17'8" (into bay) - uPVC double glazed bay window to front with panoramic Channel views, Penarth



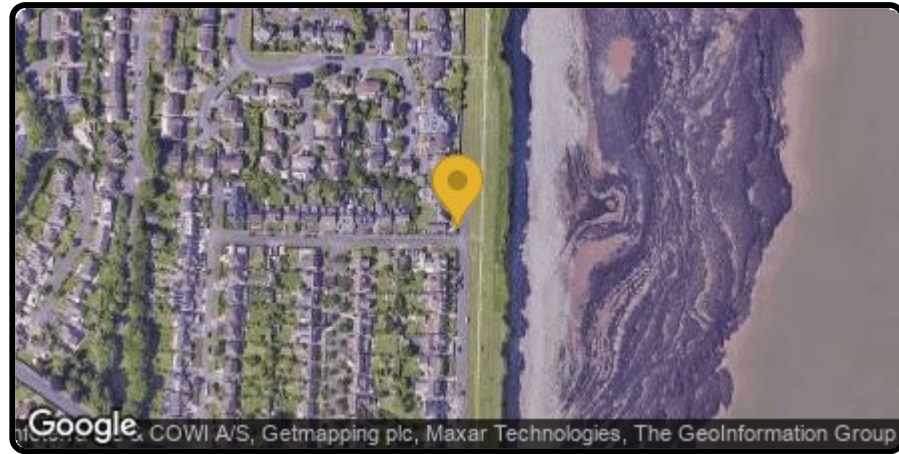
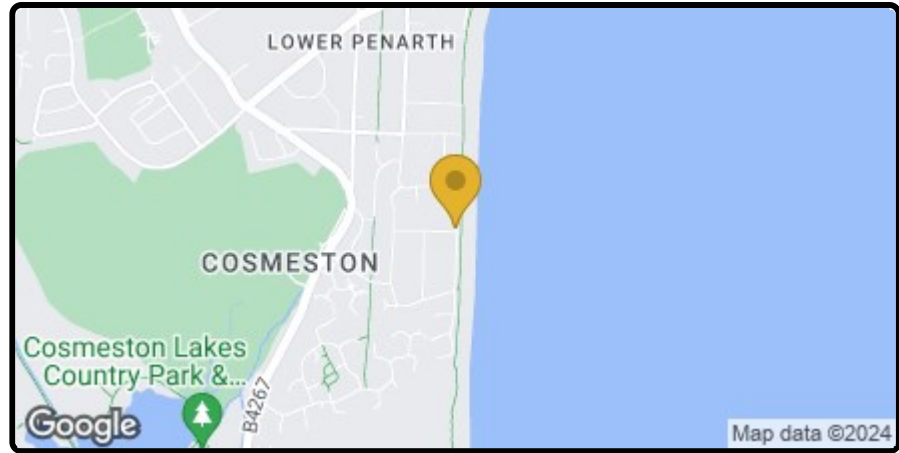
, Whitcliffe Drive, Penarth, CF64 5RY

Introducing this expansive three-bedroom detached house from the 1950s, strategically situated on a generously sized corner plot along Penarth's captivating cliff walk. Boasting unparalleled views of the Channel stretching all the way to Somerset, this property is not only aesthetically captivating but also holds significant potential for further development.

As you step into this delightful family home, a warm and inviting open porch shields you from the elements. Upon entering through the double glazed front door, an impressive and broad central hallway unfolds. The ground floor unveils two spacious reception rooms, bathed in natural light, a well-proportioned kitchen, and a practical laundry area/storage space equipped with a convenient WC.

Ascending to the first floor, you'll find three generously sized double bedrooms, each offering breathtaking vistas of the Channel and Somerset coastline. The front balcony enhances the overall allure of the residence. The first floor also accommodates a commodious bathroom featuring a shower and a separate WC.

Externally, this property features an expansive detached garage with the capacity to accommodate four or more cars, complete with an electric door for added convenience. Positioned to the side of the residence, the garage provides ample space for vehicle storage and offers ease of access.



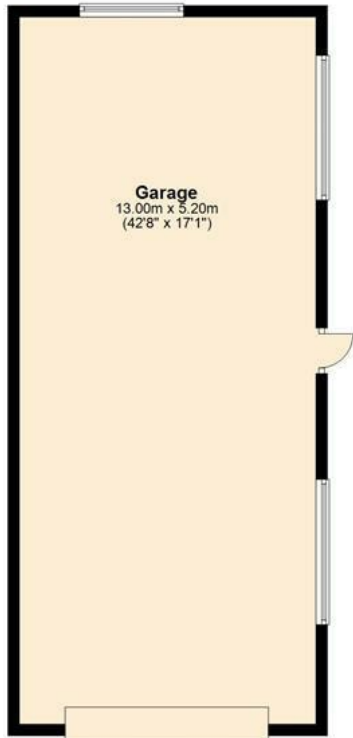
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

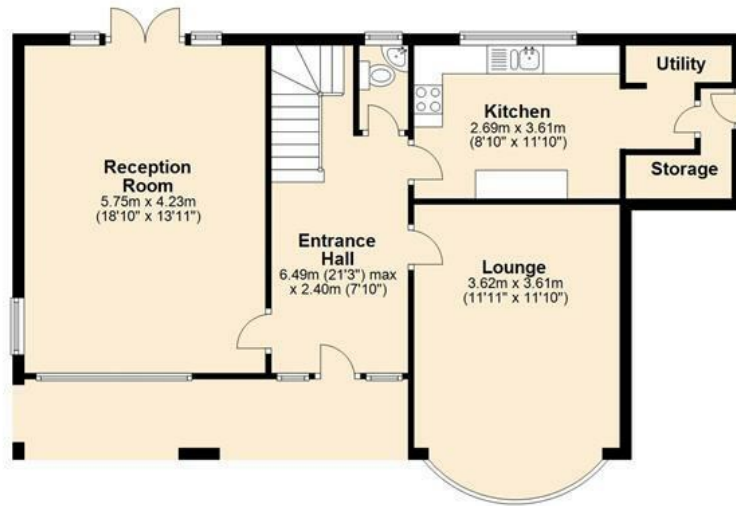
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Ground Floor
Approx. 146.6 sq. metres (1577.9 sq. feet)



First Floor
Approx. 68.7 sq. metres (739.9 sq. feet)



Total area: approx. 215.3 sq. metres (2317.8 sq. feet)