

The Overview

Property Name:
**Beach Road, Swanbridge,
Penarth**

Price:
£900,000

Qualifier:
Asking Price

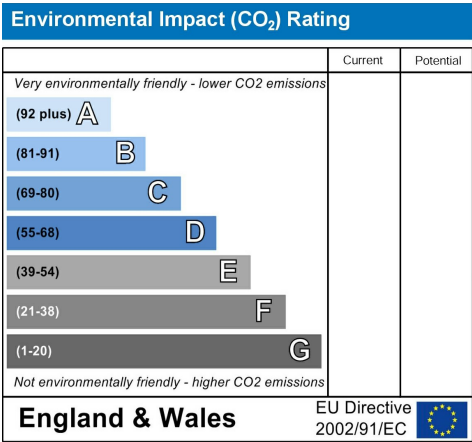
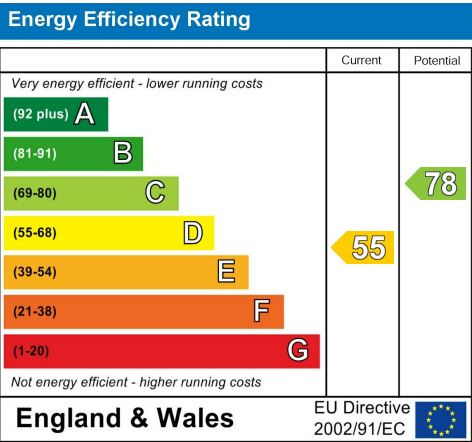
**5**

**4**

**4**

**D**

The EPC



The Bullet Points

- Charming Tudor-Style Residence
 - Spacious Detached Property
 - Ground Floor Living Facilities for Added Convenience
 - Just a Short Walk to the Beach
 - Close Proximity to Public Transport & Bus Stops
- Ideal Family Home
 - Private Garden – Perfect for Relaxation or Entertaining
 - Within Walking Distance to Local Schools
 - Beautiful Sea Views
 - Private Driveway for Off-Road Parking

The Main Text

Welcome to Glandwr in Beach Road, an executive five/six bedroom family home just a stone's throw away from the beautiful Swanbridge Bay. Set back from the road behind a private gated entrance, Glandwr's architecture exudes luxury, with its mock Tudor and red brick facade and wrap-around garden. Spanning more than 2,200 sq ft with a stunning first floor suite, spectacular sea and coastal path views, and fantastic entertaining space throughout, Glandwr is a home your family will be proud to own.

Ground Floor
Through the private gate you'll find a large driveway with space for numerous vehicles, as well as lawns and landscaped areas wrapping around the entire property. Entering through the solid oak front door, the home's exposed brick porch with French quarry tiled flooring leads into the entrance hallway, with a half-turn staircase on your right.

To the left is the living room, which really is the consummate space for bringing the entire family together. Whether you're relaxing together after a busy day at work or school, or you're enjoying a movie marathon on a cold winter weekend, the lounge has more than enough seating room for every member of the household. Natural light illuminates the room through dual-aspect bow windows, and soft wool carpets provide comfort underfoot.

Next to the living room is the dining room, a bright and airy open space with original dimple glass windows, which leads seamlessly into the large kitchen. French doors from the dining room also lead straight into the home's conservatory, so you'll always have plenty of space for extending your dining furniture and seating arrangements during special occasions. The kitchen includes floor-to-ceiling storage units - a perfect addition if you've always wanted your own pantry - as well as even more storage space within shaker-style units. There's a seven ring ceramic hob, integrated double oven and grill, worktop space for smaller appliances and a microwave, and space for a freestanding American fridge-freezer. If you like to entertain friends, throw intimate dinner parties or just enjoy having the kids around the table together for Sunday lunch, the coherent flow of the kitchen/dining space sets the perfect scene.

Through the kitchen you'll reach a second hall area, with a solid wood stable door leading out to a courtyard area within the garden. To the left is the ground floor bathroom, which includes a shower cubicle, WC, wash basin and heated chrome towel rail.

Next to the bathroom is the first of Glandwr's double bedrooms. This room features French doors leading directly into the garden to the side elevation of the property - add some seating and enjoy your morning coffee in the sun! The potential for this room is endless. If you didn't require a sixth bedroom, it would be ideally suited as a home office, play room for the children, or could be used as guest or extended family accommodation.

First Floor
Glandwr has two separate staircases which lead up to the first floor, the first of which can be found in the entrance hallway, and the second of which is located in the hallway towards the rear of the property, through the kitchen.

The half-turn staircase from the entrance hall leads up to Bedroom 2, Bedroom 3, Bedroom 5 and the family bathroom. Bedroom 2 is a large double with expansive built-in wardrobe storage, and double aspect windows present spectacular views of the sea and the Welsh Coastal Path. Bedroom 5 is Glandwr's only single bedroom, perfect for a work-from-home office/study. The current owners have put this space to use as a crafts room, so there's plenty of potential for this room if you didn't need an additional bedroom. Next to bedroom 5, the fully-tiled family bathroom includes a corner bath with overhead electric shower, WC, wash basin and heated chrome towel rail. Opposite the bathroom, bedroom 3 is another excellent-sized double, with more than enough floor space to include freestanding storage furniture and wardrobes. The remaining bedrooms are linked from this part of the first floor via a Jack-and-Jill ensuite bathroom, which you will enter through bedroom 3.

The ensuite bathroom, which contains a wash basin set within a vanity unit, WC and shower room with underfloor heating, connects bedroom 3 and bedroom 4.

Bedroom 4 is another comfortable double. Leads out onto a landing area, with a staircase leading back down to the rear of the property, behind the kitchen.

From this landing area, you'll walk through to Glandwr's beautiful master suite. The master bedroom is flooded with natural light through double aspect windows, and French doors on the adjacent wall. So large is the room, that a double bed and separate seating area could all be included in this space, with plenty of floor space remaining. And there's no need to worry about where to put clothing storage, as the room comes with its own built-in dressing room - the perfect excuse for indulging in some extra retail therapy. The master suite's bathroom is a part-tiled, contemporary space, with a bathtub, separate shower cubicle, heated towel rail, WC and wash basin.

Grounds and Outbuildings
The garden of Glandwr provides a pocket of private tranquility away from the hustle and bustle of daily life. Fire up the BBQ and invite friends for drinks alfresco on

the patio areas, while the kids run and play on the extensive surrounding lawn. The wrap-around garden, hidden behind its private gated entrance, gives them lots of room to play. Don't worry if you aren't a keen gardener, as this garden has been designed to be fairly low-maintenance, despite its size, with decorative landscaping and space for multiple seating areas. The driveway provides extensive space for parking.

If you're looking to add a touch of grandeur to your busy family lifestyle, we can think of nowhere more suitable than Glandwr. With its large, private plot and a huge amount of living and entertaining space, we anticipate that this home will not be available for long.

Things to do and amenities:
The village of Sully lies just north of the Bristol channel, between the coastal towns of Penarth and Barry. Around 100 years ago, the village was mostly agricultural, and was thought to only have around 200 occupants. Today, it's a peaceful yet popular village with beautiful surroundings, sea views and a stunning outlook towards Sully Island, just off the coast. A convenience store serves the village, and the gastropub is less than 5 minutes away from Glandwr. Stunning walking opportunities at Cosmeston Lakes and Country Park. Not forgetting Sully's gorgeous coastal walks - Glandwr really is the perfect place to spend time outdoors, tiring out the kids - and the dog!

Transport:
Glandwr is ideally placed for travel by rail, with Penarth train station around 10 minutes away and Barry station 15 minutes from the property. From Penarth, regular trains run north through Cardiff. For flight travel, Cardiff airport is just 20 minutes away from Glandwr by car. The main road through the village of Sully is the B4267, which connects the village with Barry and Penarth. Cardiff to London travel 2 hour's journey.

Schools:
Glandwr is only around 3 minutes away from Sully Primary School by car for primary-aged children. Stanwell School and St Cyres Comprehensive in Penarth, as well as Westbourne School, one of Wales' most prestigious private schools.

Additional Information
Type of home- Detached House
Tenure- Freehold
EPC Rating- C
Council tax band- G
Borough- Vale of Glamorgan

Material Information Property Report
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



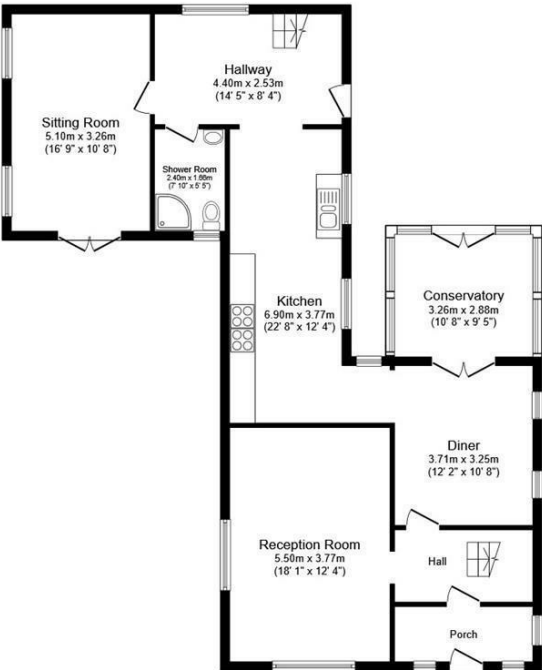
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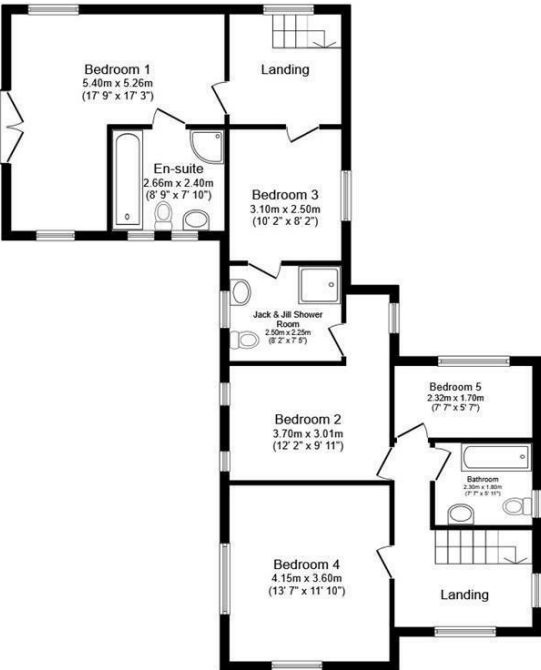


The Floorplan

The Map



Ground Floor



First Floor

Total floor area 203.9 sq.m. (2,195 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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