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CARDIFF

VALE

CAERPHILLY

BRISTOL





This completely refurbished property must be viewed to be appreciated.

Comments by Mr Jeff Hopkins



Property Specialist
Mr Jeff Hopkins
Valuer

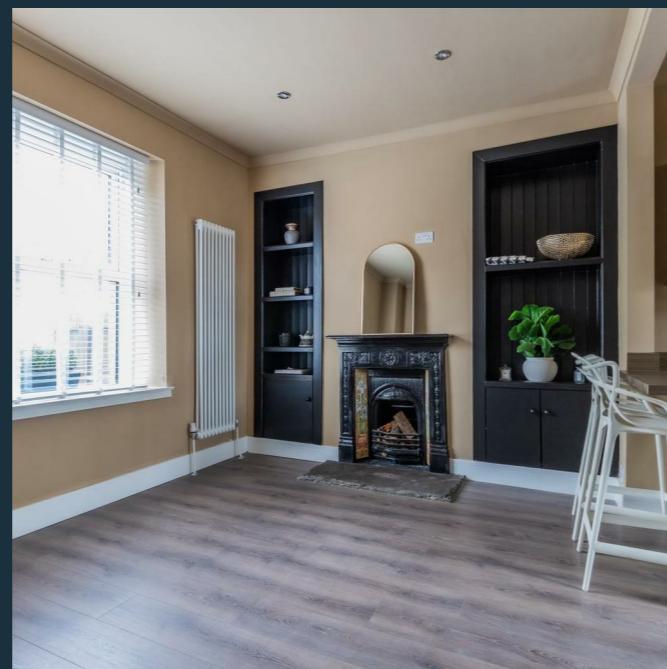
jeff@jeffreyross.co.uk

This home has been thoughtfully renovated to combine modern design with comfortable family living, offering generous living space throughout.

We love the open plan kitchen / diner and the bathroom finishes, which have been designed to be both stylish and practical for everyday life.

The terrace just off the kitchen and the courtyard garden, maximise the space and the unbeatable location just moments from Penarth High Street's cafés and restaurants makes this house a must see.

Comments by the Homeowner





John Street

, Penarth, CF64 1DN

£495,000



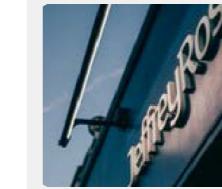
3 Bedroom(s)



1 Bathroom(s)



1400.00 sq ft



Contact our
Penarth Branch

02920415161

We are pleased to offer for sale, this Victorian terraced house which has been renovated by a respected local property development company to a high standard. With 1400ft² (130m²) of flexible accommodation over four floors of: Ground floor: Entrance hall, beautifully fitted and fully appliance kitchen, Living/Dining room. Lower ground floor: Lounge, bar area, sitting room opening to the rear garden, utility room. First floor: Two double bedrooms and shower room, Second floor: Principal bedroom with en-suite bathroom. Rear terrace and garden. New Gas Central Heating, Double Glazing, Rewired and much more. We would strongly recommend internal viewing to appreciate this fantastic property.

It should be noted that the pub next door has now closed down and is due to be converted to residential.



Entrance hall

Living/Dining room 13'0 x 10'10 (3.96m x 3.30m)

Kitchen 9'8 x 10'4 (2.95m x 3.15m)

Lower ground floor

Lounge 16'4 x 12'8 (4.98m x 3.86m)

Bar area

Sitting room 9'1 x 11'10 (2.77m x 3.61m)

First floor

Bedroom 2 10'11 x 10'8 (3.33m x 3.25m)

Bedroom 3 10'11 x 10'2 (3.33m x 3.10m)

Second floor

Bedroom 1 12'0 x 16'11 (3.66m x 5.16m)

En-suite bathroom

Outside

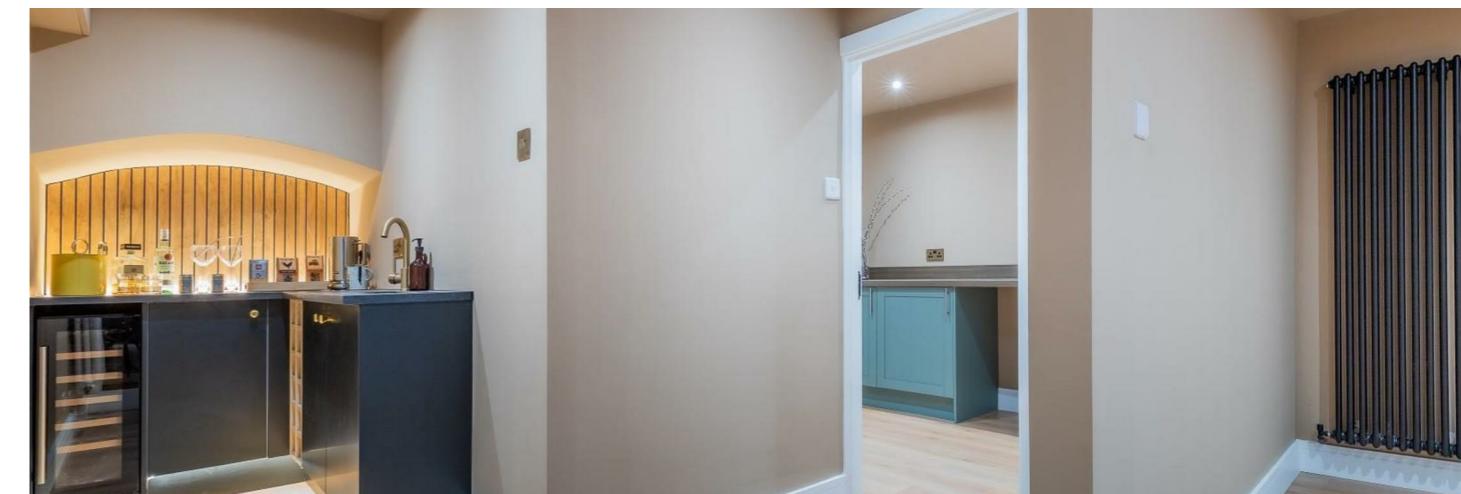
Forecourt and fenced rear garden laid mainly to composite decking from the lower ground floor. There is also a raised terrace from the ground floor which is ideal for summer alfresco dining.

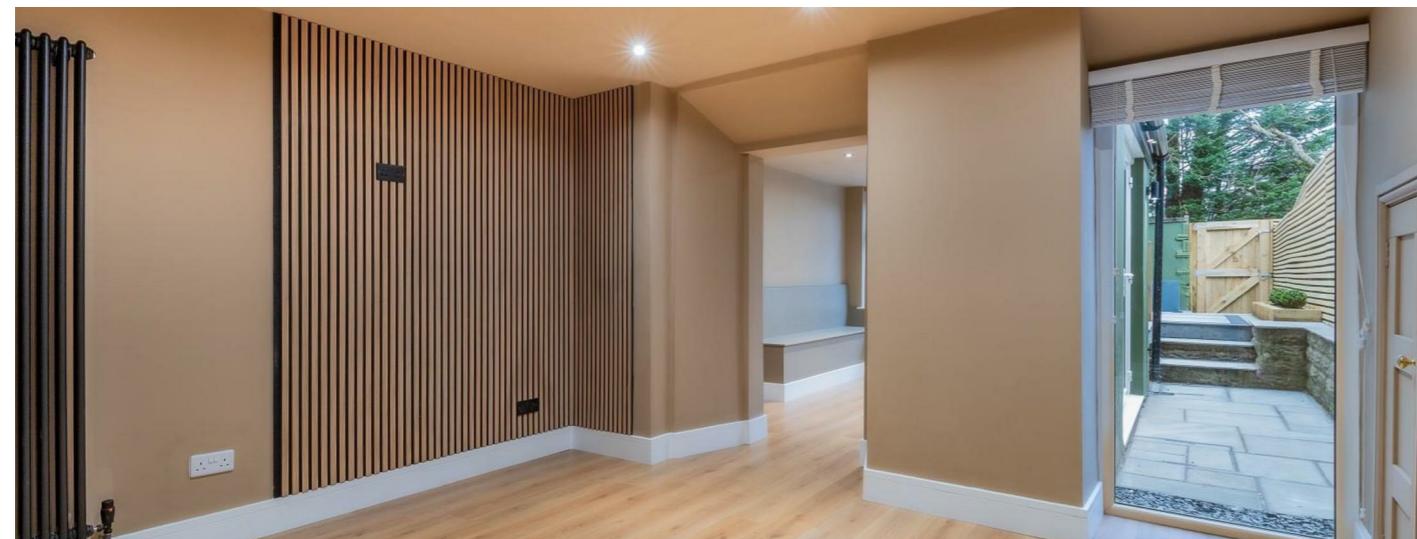
Tenure

We understand the property is FREEHOLD

Council tax

Currently Band D









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

