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*Redlands Road*



No. 37 Redlands Road is superbly located in-between a small well stocked local shop to the right and to the left you will find Redlands Surgery. The property is a stones throw from Stanwell Secondary School and a short drive to the popular Victoria Primary School - both in catchment.

Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



Having moved from Ammanford to take up teaching posts in Penarth, Elin and Eirlys Davies lived, initially in 39 Redlands Road and then 37 Redlands Road for over 50 years. They were very happy in the property and made close friends with their neighbours. They found Penarth to be a supportive community and were able to easily access local shops, GP surgery, cafes and pharmacy as well as their church.

Comments by the Homeowner





# Redlands Road

, Penarth, CF64 2WD

£295,000



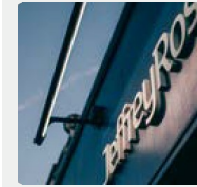
3 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
***Penarth Branch***

02920415161

Excellent opportunity to acquire this spacious end of terrace upon a generous plot. To be sold with no ongoing chain and vacant possession. Benefitting from a detached single garage plus off road parking to the front and lane access at the rear. Would require some modernising but has excellent potential. Retaining some original charm & character. Briefly comprising an entrance porch, spacious hall, lounge, large second living room, oak fitted kitchen - oven & hob plus a 'secret' staircase leads to a first floor mezzanine store area. At the rear a large sun lounge overlooking the rear garden and benefitting from an internal shower room with wc. To the first floor there are 3 bedrooms plus a bathroom/wc. Complimented with partial double glazing and gas central heating (boiler not working currently). Superb catchment for the excellent Victoria Primary & Stanwell Secondary Schools. Viewing highly recommended.

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Porch</b><br>Enter via original oak door with side glazed panel into the porch, window to front.                                                                                                                                                                                                                                                                                                                                                         | <b>Sun Lounge 24'6" max x 7' (7.47m max x 2.13m)</b><br>Large extension to the property overlooking the garden, polycarbonate roof with double glazing on the side and rear plus door leading into the garden, fitted vanity wash hand basin. | <b>Bathroom</b><br>With a three piece suite comprising a panel bath with shower over, pedestal wash hand basin and close coupled wc, tiled suround, 2 built in cupboards - one housing the hot water tank, timber single glazed window to rear. |
| <b>Entrance Hall 17'6" x 5'4" (5.33m x 1.63m)</b><br>Spacious entrance hall allowing access to both reception rooms and kitchen, stairs lead to the first floor, beautifully inlaid with stained glass front window looking into the porch.                                                                                                                                                                                                                 | <b>Shower Room</b><br>With a tiled enclosure and electric shower plus close coupled wc, tiled floor, extractor fan.                                                                                                                           | <b>Garden</b><br>Wide frontage with boundary wall, path to the front door with lawn and hardstand allowing off road parking and leading to the garage. Generous enclosed rear garden - mainly laid to lawn, patio area, rear lane access.       |
| <b>Lounge 14'7" max x 13'42 into bay (4.45m max x 3.96m into bay)</b><br>Main living room with double glazed bay window to front.                                                                                                                                                                                                                                                                                                                           | <b>First Floor Landing</b><br>Access to all rooms plus access to the loft, fitted cupboard with light.                                                                                                                                        | <b>Garage 15' x 8'6" (4.57m x 2.59m)</b><br>Detached brick built single garage, up & over door, window to rear and door to the garden.                                                                                                          |
| <b>Dining Room 14'7" max x 11'10" (4.45m max x 3.61m)</b><br>Timber single glazed window to rear overlooking the garden.                                                                                                                                                                                                                                                                                                                                    | <b>Bedroom 1 14' max x 11'10" into bay (4.27m max x 3.61m into bay)</b><br>Master double bedroom, double glazed window to front.                                                                                                              | <b>Information</b><br>We believe the property is Freehold.<br>Council Banding - Band E £2,596.01 (2025-2026)                                                                                                                                    |
| <b>Kitchen 18'10" max x 8'2" max (5.74m max x 2.49m max)</b><br>Fitted oak wall and base units with laminate worktops and inset stainless steel one & half bowl sink & drainer with mixer tap, built in double oven, hob & hood, plumbed for washing machine, space for fridge/freezer, 2 double glazed windows to side, original period dresser intact, door concealing stairs rising to the wrap-around mezzanine loft style area for storage with light. | <b>Bedroom 2 14'7" max x 11'9" (4.45m max x 3.58m)</b><br>Large double bedroom, timber single glazed window to rear, fitted cupboard plus pedestal wash hand basin - tiled surround.                                                          |                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Bedroom 3 8'8" x 6'2" (2.64m x 1.88m)</b><br>Single bedroom, double glazed window to front.                                                                                                                                                |                                                                                                                                                                                                                                                 |





| Energy Efficiency Rating                    |                     |                            |
|---------------------------------------------|---------------------|----------------------------|
|                                             | Current             | Potential                  |
| Very energy efficient - lower running costs |                     |                            |
| (92 plus) <b>A</b>                          | <p>45</p> <p>77</p> | 77                         |
| (81-91) <b>B</b>                            |                     |                            |
| (69-80) <b>C</b>                            |                     |                            |
| (55-68) <b>D</b>                            |                     |                            |
| (39-54) <b>E</b>                            |                     |                            |
| (21-38) <b>F</b>                            |                     |                            |
| (1-20) <b>G</b>                             |                     |                            |
| Not energy efficient - higher running costs |                     |                            |
| England & Wales                             |                     | EU Directive<br>2002/91/EC |

