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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Paul Davies



### Property Specialist

Mr Paul Davies  
Property Management Co-ordinator

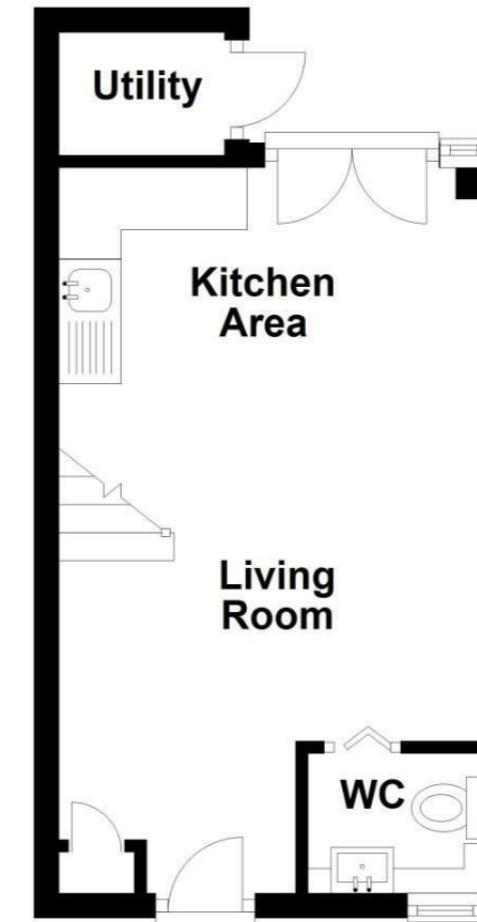
paul.davies@jeffreyross.co.uk



Comments by the Homeowner

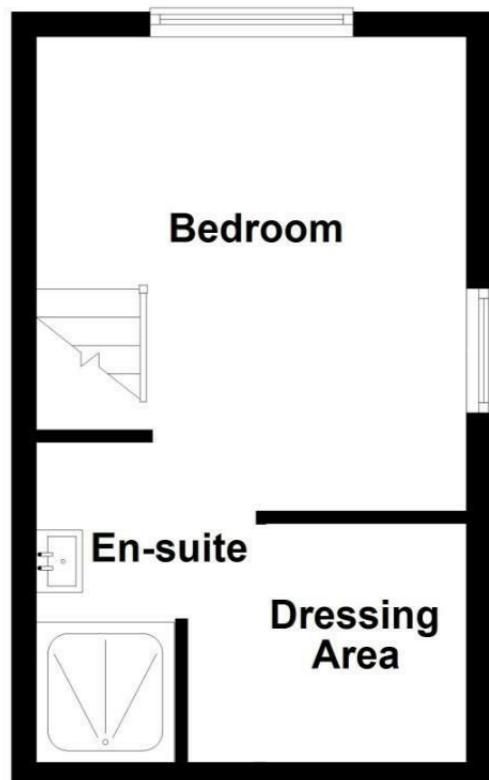
## Ground Floor

Approx. 21.6 sq. metres (232.9 sq. feet)



## First Floor

Approx. 20.2 sq. metres (217.4 sq. feet)



Total area: approx. 41.8 sq. metres (450.3 sq. feet)



# Salop Place

, Penarth, CF64 1HP

£155,000



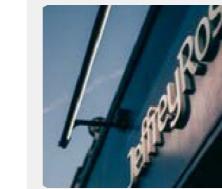
1 Bedroom(s)



1 Bathroom(s)



450.00 sq ft



Contact our  
**Penarth Branch**

02920415161

Situated in this popular small side road and recently renovated with a contemporary Industrial theme is this coach house. Open plan living at its finest . . . Oozing lots of charm & character. With its thick walls this coach house provides for a unique and stylish home. Renovation includes new upvc double glazing, rewiring and externally rendered. Briefly comprising entrance into the living room and kitchen with its industrial style area including sink, fridge and cooking facilities. French doors overlook and lead into the garden. To one corner a cloaks room with WC & wash basin. The first floor comprises a bedroom with spacious dressing area and en suite shower room. Complimented with electric heating. The beautifully fragrant and private south facing garden contains a utility closet plus bike store. Viewing highly recommended.



#### **Living/Kitchen 18'10" x 11'4" (5.74m x 3.45m)**

Contemporary open plan living . . . Enter via a half glazed timber door and combining the living space with the kitchen area. At the rear French doors overlooking and leading into the garden with side window plus window to the side of the room. Stairs rise up to the first floor, beneath is the kitchen area with stainless steel sink & drainer with mixer tap and free standing units plus small air fryer oven & portable hob. To the corner of the living room is the cloakroom.

#### **Garden**

Enclosed courtyard fragrant garden - south facing, boundary wall, paved with raised planters including 2 Jasmine plants, Honey Suckle and an established passion Flower, outside tap, to the far corner a covered upright bike store.

#### **Information**

We believe the property is Freehold.  
As a new renovation the council band is pending banding.

#### **Cloakroom/WC**

Vanity wash hand basin and close coupled wc, window to front, heated towel rail

#### **Utility**

Access under cover from the French Doors - plumbed for washing machine with light & power supply.

#### **Bedroom 12'5" x 11'4" max (3.78m x 3.45m max)**

Generous double bedroom, part vaulted ceiling, windows to rear and side, open to en suite.

#### **Dressing Area**

Spacious area with room for robes or hanging and space for drawer units.

#### **En Suite**

Generous shower cubicle plus vanity wash hand basin, heated towel rail, extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

