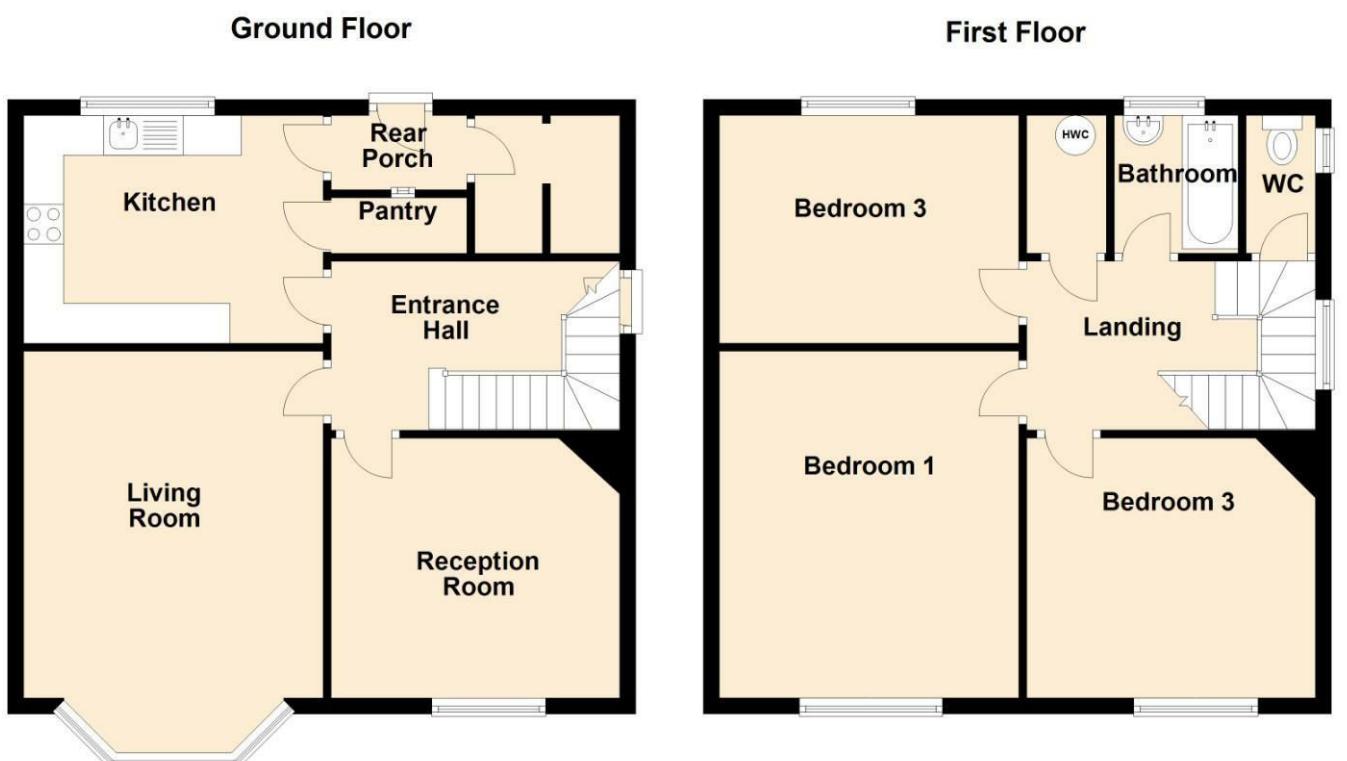




4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

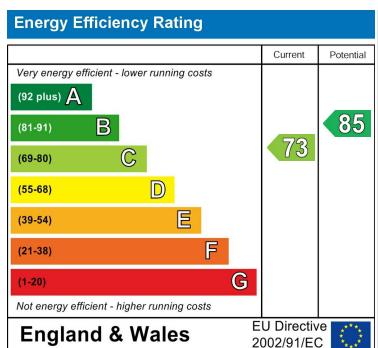
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

84 Coleridge Avenue



SHEPHERD SHARPE



84 Coleridge Avenue

Penarth CF64 2SR

£499,500

Situated in a popular established treeline Avenue is this larger style three double bedroom semi detached 1930's property. Retaining many original features and offering great potential for those seeking a well proportioned family property. Comprises hallway, two reception rooms, kitchen, utility/out buildings, to the first floor bright landing, three double bedrooms, separate wc and bathroom. Front garden, driveway to garage, rear garden. uPVC double glazing, gas heating, external cladding insulation. Freehold.



Front door to hallway.

Hallway

An appealing and welcoming hallway. Original balustrade to first floor, useful stair storage area/cloaks cupboard with access to electric meter and new metal fuse box, carpet, matwell, radiator, decorated in cream

Reception Room 1

16'2" x 12'2" (4.94m x 3.73m)

A large living room. uPVC double glazed bay window to front. Tiled fireplace with gas fire (untested), carpet, radiator.

Reception Room 2

11'11" x 10'7" (3.64m x 3.24m)

A good size second reception room. uPVC double glazed window to front. Carpet, radiator, original period tiled fireplace with gas fire (untested).

Kitchen

12'4" x 9'4" (3.76m x 2.87m)

A modern fitted kitchen with flat fronted pale wooden effect cupboards, contrast worktop, sink and drainer. Plumbing for washing machine, dishwasher, space for cooker, access to Worcester boiler, vinyl floor, door to large walk-in pantry. uPVC double glazed window to rear lobby, rear garden and two original out buildings.

Original coal house/storage with potential to knock into the kitchen and enlarge or create a separate practical utility area, access to stopcock, power and light.

First Floor Landing

A spacious bright and light landing. uPVC double glazed window to stairwell. Original handrail and balustrade, new carpet, original panelled doors to all first floor rooms, airing cupboard with shelving, insulated tank and pump, good storage, programmable controls for hot water and heating.

Bedroom 1

14'5" x 12'3" (4.40m x 3.75m)

uPVC double glazed window to front. Period fireplace, carpet, radiator.

Bedroom 2

11'11" x 10'8" (3.65m x 3.27m)

uPVC double glazed window to front. Original fireplace, carpet, radiator.

Bedroom 3

11'3" x 9'4" (3.43m x 2.86m)

uPVC double glazed window to rear. Original fireplace, wardrobe, carpet, radiator.

Bathroom

Compact two piece suite comprising panelled bath with electric shower over, pedestal wash hand basin in white. Basic tiling, vinyl floor, radiator. uPVC double glazed window to rear.

W.C.

Low level wc, vinyl floor. uPVC double glazed window to side. Potential to enlarge into the main bathroom to provide a larger family bathroom.



Front Garden

Front garden with good potential to create further off road parking, access to garage via driveway.

**Garage**

Pre-fabricated detached garage.

**Rear Garden**

Private and well enclosed mature rear garden, laurel hedge to one side, evergreen planting, patio, lawn, outside water supply and light.

**Additional Information**

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 2SR