

3 Milton Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



**AWAITING
FLOORPLAN**

3 Milton Road

Penarth CF64 2SW

£475,000

A larger style 1920's three double bedroom semi detached house situated close to the town centre and railway station. The property is in need of renovation but offers great potential to improve and enlarge (subject to planning). Comprises porch, hallway, wc, two reception rooms, kitchen, utility, outbuilding. To the first floor there is a landing, three double bedrooms, bathroom and separate wc. Front garden, off road parking with driveway to garage, large west facing rear garden. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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Front door to hallway.

Hallway

Staircase to first floor, window to front.

W.C.

Twin flush wc, wash hand basin. Original timber window to side.

Reception Room 1

11'7" (into bay) x 12'1" (3.54m (into bay) x 3.70m)

A generous front reception room. uPVC double glazed bay window to front. Original wood block floor, radiator, plate rack.

Reception Room 2

16'2" (into bay) x 12'1" (4.94m (into bay) x 3.70m)

A lovely second reception room backing onto garden. uPVC double glazed patio doors and windows looking onto the rear garden. Carpet, radiator, plate rack.

Kitchen

12'1" x 10'0" (3.70m x 3.05m)

uPVC double glazed window looking out onto rear garden. Kitchen with co-ordinating worktop, sink with half bowl and drainer. Tiled floor, space for breakfast table and chairs, plumbing for dishwasher, space for fridge and cooker, controls for heating and hot water.

Utility Area/Rear Lobby

Rear lobby with door leading out to driveway, opening into utility area, window to front. Base unit, high level cupboards, plumbing for washing machine, space for additional freezer and storage, access to gas meter.

First Floor Landing

Loft access, carpet.

Bedroom 1

13'9" x 11'0" (4.20m x 3.36m)

uPVC double glazed window looking onto the rear garden. Large built in wardrobe with shelving, laminate floor, radiator.

Bedroom 2

15'10" x 9'11" (4.84m x 3.03m)

A second double bedroom. uPVC double glazed window to front. Carpet, radiator, large built-in wardrobe.

Bedroom 3

10'10" x 10'0" (3.31m x 3.05m)

uPVC double glazed window to rear looking onto garden. Carpet, radiator built-in wardrobe, large airing cupboard with boiler and insulated hot water tank.

Bathroom

uPVC double glazed window. Comprising panelled bath, wash hand basin and shower, tiled walls and floor, radiator.

W.C.

uPVC double glazed window. W.C.

Front Garden

Front garden with parking to right hand side, access to a driveway leading to detached garage.



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Rear Garden

A large private, west facing rear garden, fishpond, patio, lawned area, mature planting, access to garage, space to extend (subject to planning).

Garage

Original garage with up and over door to front, window to side, door to garden.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 2SW

