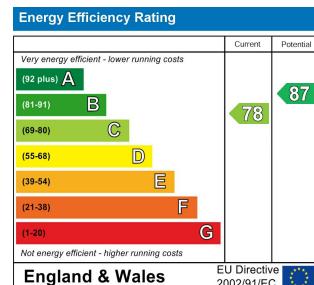


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SHEPHERD SHARPE



## 23 Cae Canol

Penarth CF64 3RL

£650,000

A much improved and immaculately presented three storey five double bedroom detached house found on this popular David Wilson development. This bright and light double fronted house comprises central hallway with cloaks, wc, large lounge, stunning kitchen, utility, three double bedrooms and family bathroom to first, two bedrooms and shower room to second floor. Landscaped gardens, tandem double garage which has been part converted into a home studio/office. Gas central heating with new radiators and boiler, lovely flooring throughout. Freehold.

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Composite double glazed front door with matching side windows to hallway.

#### Hallway

Quality dark oak flooring, column vintage radiator, cloaks cupboard.

#### W.C.

All refurbished. Wood flooring, ceramic wash basin and wc both in white. Attractive tiling, graphite grey flat panelled radiator, extractor.

#### Lounge

13'3" into bay x 10'11" (4.04m into bay x 3.35m)

A lovely bright room with triple aspect. Bay window to one side, two double glazed windows to either side (front and rear) all with white shutters. Solid wood flooring, two vintage style column radiators, period style fireplace with mosaic tiling.

#### Kitchen

16'4" into square bay x 21'1" (5.0m into square bay x 6.43m)

A large family room looking onto the garden.. uPVC double glazed window to front, French doors and windows to side. The kitchen has been replaced and finished in grey with solid oak work tops, china double sink with mixer tap, integrated dishwasher, fridge/freezer, five burner hob, extractor, double oven. Metro style tiling to splash back, brushed stainless steel sockets, modern down lighters, useful breakfast bar with seating for three, space for dining table and chairs plus informal seating, solid oak floor and column radiator. Door to utility room.

#### Utility

6'5" x 6'4" (1.98m x 1.94m)

Composite double glazed door to driveway, useful under stairs storage, matching grey units with oak work top, sink and drainer, base unit, three eye level cupboards, plumbing for washing machine, oak flooring, modern flat panelled radiator, access to fuse box, extractor.

#### First Floor Landing

New carpet, column radiator, modern lighting, large airing cupboard with factory insulated tank.

#### Bedroom 1

12'4" x 10'4" (3.76m x 3.17m)

Lovely room. Two double glazed windows with white shutters. Quality carpet, vintage style radiator, two built-in wardrobes., accent wall in attractive soft wood grain effect tile.

#### Bathroom

Beautifully tiled with metro tiling to walls, wood grain effect tiling to floor. Large low profile shower enclosure with rainfall shower, sliding attachment, tiled panelled bath, wash basin and wc all in white with chrome fittings, extractor. Two uPVC double glazed windows with privacy glazing.



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#### Bedroom 2

11'2" x 9'8" (3.42m x 2.95m)

Two uPVC double glazed windows with white shutters. Carpet, radiator, built-in wardrobe., column radiator.

#### Bedroom 3

11'3" x 10'10" (3.44m x 3.32m)

Two uPVC double glazed windows with white shutters. Carpet, column radiator, fitted double wardrobe.

#### Second Floor Landing

Carpet, column radiator, large airing cupboard.

#### Bedroom 4

14'0" x 11'5" (4.27m x 3.48m )

Dual aspect room. Velux window to rear, uPVC double glazed dormer window to front with white shutters. Carpet, column radiator, accent wall in wood grain effect tile loft access.

#### Bedroom 5

12'7" x 7'9" (3.86m x 2.38m)

uPVC double glazed window to front with white shutters. Carpet, column radiator, loft access.

#### Shower Room

Beautiful metro tiling, wood grain effect tiled floor, low profile shower enclosure with chrome shower, traditional white wash basin and twin flush wc. Extractor, grey flat panelled radiator.

#### Gardens

All of the gardens have been professionally landscaped with extensive planting to the front and side creating good privacy, artificial lawn to front side and rear. The rear has been re-fenced, side gate, natural stone terracing. Parking for two plus cars, electric car charger point.

#### Double Garage

A tandem double garage has been converted into part storage with up and over door. The garden room/gym forms the larger part of the garage which is 2.66m x 6.87m. Vaulted ceiling, modern down lighting, three large powder coated glazed bi-folding doors to garden, tiled floor, electric radiators, pre-wired for TV.

#### Council Tax

Band G £2,876.16 p.a. (21/22)

#### Post Code

CF64 3RL

