



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

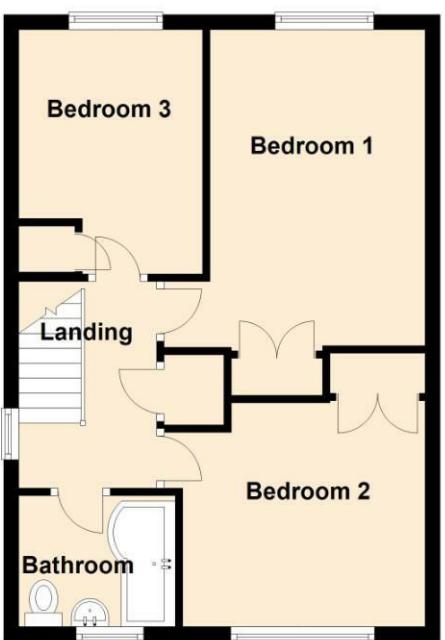
SHEPHERD SHARPE

Ground Floor



Total area: approx. 111.1 sq. metres (1196.4 sq. feet)

First Floor



10 St. Cadocs Avenue

Dinas Powys CF64 4UD

£365,000

A three bedroom detached house with converted garage and spacious conservatory, creating versatile living space. Situated in a quiet location, just a short distance from the village centre with its range of shops, restaurants, public houses and coffee shop. Leisure facilities include tennis, golf and bowls, and walks in the surrounding countryside are all close by, as are the excellent village primary schools. Comprises porch, hallway, wc/cloakroom, utility, kitchen, living room, dining room and conservatory to the ground floor, three bedrooms and bathroom to first floor. Front garden, driveway providing off road parking for several cars, private rear garden with a pleasant woodland aspect. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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	

**Porch**

Enclosed porch, tiled floor, coat rail and shelf over. Front door into hallway.

Hallway

Doors to living room, kitchen, laminate flooring, radiator and coving.

Utility Cupboard

Space for tumble dryer, shelving, laminate flooring.

Kitchen

11'4" x 9'9" (3.47m x 2.99m)

Window to front. Fitted kitchen with the range of base and matching wall cabinets in high gloss white, contrast charcoal work tops, sink and drainer and dual function tap. Gas hob, electric oven, extractor, integrated fridge/freezer, integrated washing machine and dishwasher. Tiled splashback, Amtico flooring, radiator, space for dining table and chairs.

Living Room

17'10" x 14'8" (5.44m x 4.48m)

Window to rear and sliding bi-fold doors to conservatory. Stairs to first floor, continuation of the laminate flooring, coving, two radiators, attractive log effect electric fire with contemporary fire surround. Door to dining room.

Dining Room

16'2" x 7'6" (4.95m x 2.29m)

Formerly the garage, now a multi-functional second reception room. Dual aspect windows to front and rear. Laminate flooring, coving and radiator.

Conservatory

14'8" x 7'4" (4.48m x 2.26m)

Accessed from the living room. Sliding patio doors to garden. Laminate flooring, radiator, air-conditioning unit, inset spotlights and power.

First Floor Landing

Window to side. Doors to all first floor rooms, airing cupboard with radiator and shelving, coving.

Bedroom 1

12'8" x 9'5" (3.87m x 2.88m)

A double bedroom. Window to rear overlooking the stream and woodland beyond. Recessed built-in wardrobes, carpet, radiator and loft access.

Bedroom 2

9'6" x 11'3" (2.90m x 3.43m)

Window to front. A second double bedroom. Recessed built-in wardrobes, carpet and radiator.

Bedroom 3

8'1" (max) x 9'9" (2.47m (max) x 2.98m)

Window to rear overlooking stream and woodland beyond. Over stairs storage cupboard, carpet and radiator.

**Bathroom**

6'9" x 5'6" (2.07m x 1.69m)

Window to front. White suite comprising 'P' shaped bath with shower over, shower screen, pedestal wash basin and wc. Tiled walls around bath and shower, vinyl flooring, cabinet, chrome heated towel rail and inset spotlights.

Front Garden

Gravelled front garden with mature hedge, two well stocked large planters, shrubs and ornamental trees. Side gate leading to the rear garden, outside tap, useful storage area to side. Off road parking for two cars, additional two visitor parking spaces opposite the front of the property. Opposite the property is a separate garden area which again is well stocked and well cared for with mature hedge, bushes and flowers and shrubs and silver birch tree.

Rear Garden

Private paved rear garden overlooking stream and woodland beyond. Borders well stocked with flowers, bushes and ornamental trees. Timber shed and second useful storage unit, lighting and water tap.

Council Tax

Band E £2,531.99 p.a. (25/26)

Post Code

CF64 4UD

Cloakroom/W.C.

Window to side. White suite comprising wash hand basin with storage below, tiled splashback and mirror over, and wc. Chrome heated towel rail, tiled floor.