



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

Ground Floor



Total area: approx. 43.4 sq. metres (466.8 sq. feet)
24 Homeside House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



24, Homeside House
Bradford Place
Penarth CF64 1NR

£115,000

A larger style one bedroom ground floor apartment with an extended lease and good woodland views. The property is beautifully presented and upgraded including a new kitchen and professionally decorated throughout. Comprises hallway with walk-in storage/airing cupboard, good size lounge/dining room, new quality fitted kitchen, large double bedroom with built-in mirror wardrobes and accessible shower room. Electric heating, additional facilities include residents' lounge, guest suite, house manager (office hours only), utility/laundry room, residents'/visitor parking. Leasehold.



Front door to hallway.

Hallway

Pale fitted carpet, plastered ceiling with coving, walk-in cloaks cupboard, airing cupboard with pressurised hot water cylinder and shelving, access to electric meter and fuse box.

Lounge/Dining Room

19'7" (into bay) x 10'6" (5.97m (into bay) x 3.22m)

uPVC double glazed square bay window to side with integrated blinds, lovely views of Kymin woodland, archway through to kitchen. Neutral decoration, plastered walls and ceiling, fitted carpet, period style contemporary natural stone fire surround with electric fire, electric wall heater, alarm cord.

Kitchen

5'5" x 7'4" (1.67m x 2.26m)

Beautifully presented. A classic pale coloured shaker style kitchen units with stainless steel door furniture, contrast work top, sink and drainer with mixer tap. Induction hob, Bosch electric oven, glass and stainless steel extractor, integrated fridge. Tiled floor, attractive splashback, modern lighting, coved and plastered ceiling.

Bedroom

14'0" x 8'9" (4.29m x 2.67m)

A lovely double bedroom. uPVC double glazed window with integrated blind looking onto the Kymin woodland. Pale carpet, plastered and coved ceiling, slimline electric radiator, mirror fronted wardrobes.

Shower Room

6'6" x 5'3" (1.99m x 1.62m)

A well presented shower room which has been re-tiled and refurbished. Accessible low profile shower enclosure with folding shower screen and curtain, electric Mira shower with integrated seat and hand grips, acrylic splashback, twin flush wc and matching contemporary wash hand basin. Attractive ceramic tiling, chrome ladder radiator, mirror, shaver point, non-slip flooring, modern lighting, extractor.

Lease Details

Lease 159 years from 1st September 1986
Maintenance/Service Charge £3,910.38 p.a.
Ground Rent £499.36 p.a.

Additional Information

Minimum age restriction is 60.
Established pets are allowed with prior consent.
Guest suite can be reserved (via booking).
On site laundry room and drying area.
Communal lounge and patio, beautiful gardens with Channel views.
House manager (office hours only).

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1NR

