



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Monday – Friday
9am – 6pm
Saturday
9am - 5pm



23 Wimborne Crescent

Sully CF64 5SR

£165,000

A spacious two bedroom first floor apartment with partial sea views and garden, situated in a quiet cul de sac. Offering well proportioned accommodation comprises private entrance, hallway with cupboard, staircase to first floor, landing, lounge/dining room, kitchen with new appliances, bathroom, two double bedrooms, further room into eaves with potential as third bedroom/study, boiler and storage cupboard. Gas central heating, uPVC double glazing, new carpets and flooring throughout. The property was purpose built in the 1950's as separate apartments. Private south facing garden to rear, paved garden to front, plus large grassed community garden area. Leasehold with potential to purchase share of freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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 area with composite double glazed front door to hallway. New carpets and flooring throughout.

Hallway

Laminate flooring, radiator, large full height cupboard. Staircase to first floor.

Landing

Spacious landing, carpet, radiator, loft access, boiler cupboard with Worcester Bosch combination boiler. uPVC double glazed window to side.

Lounge

11'1" x 15'3" (3.40 x 4.66)

uPVC double glazed window to rear with partial sea views over gardens and Sully to the south. Carpet, radiator.

Kitchen

8'9" x 10'4" (2.68 x 3.15)

In white with contrasting work top, sink and drainer with half bowl. New appliances, including electric hob, grill and oven, washing machine, fridge and freezer. Tiled splash back, vinyl flooring, radiator. uPVC double glazed window. Partial sea views looking across the garden and Sully to the south.

Bedroom 1

14'4" x 9'3" (4.39 x 2.83)

uPVC double window looking over communal gardens to front. Carpet, radiator.

Bedroom 2

11'1" x 9'9" (3.38 x 2.99)

uPVC double window looking over communal gardens to front. Carpet, radiator.

Room/Potential Bedroom

6'10" x 10'4" (2.09 x 3.16)

Sloped to one side into eaves, potential to put a Velux window or dormer window (subject to planning) if used as further bedroom or study. Carpet, radiator, cupboard. uPVC double glazed window looking over communal gardens to front.

Bathroom

Redecorated, new vinyl flooring, panelled bath with Briston electric shower over, wash basin and wc. White tiling, radiator. uPVC double glazed window with privacy glass.

Front Garden

Private front garden, mostly paved with hedge to three sides.

Rear Garden

Private south facing area of rear garden, flower beds, hedge and low maintenance gravelled area.

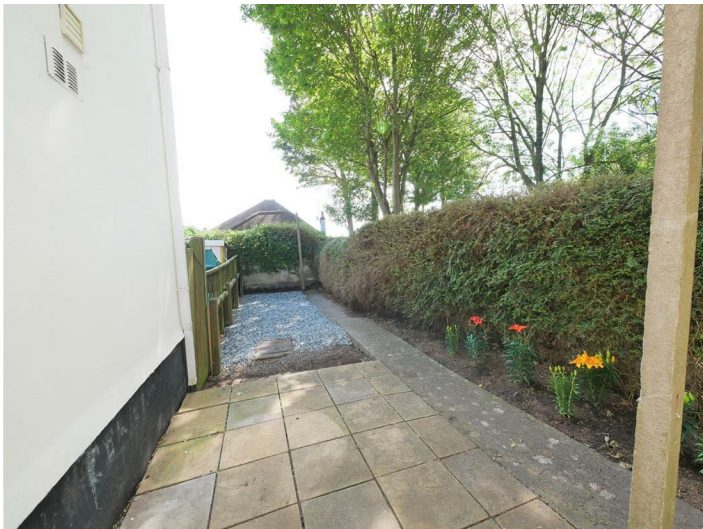
Lease Details

Lease 108 years remaining.

Ground Rent £10 per annum.

Maintenance/Service Charge £90 per annum.

Potential to purchase share of freehold.



Council Tax
Band D £1,682.13 p.a. (21/22)

Post Code
CF64 5SR

