



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

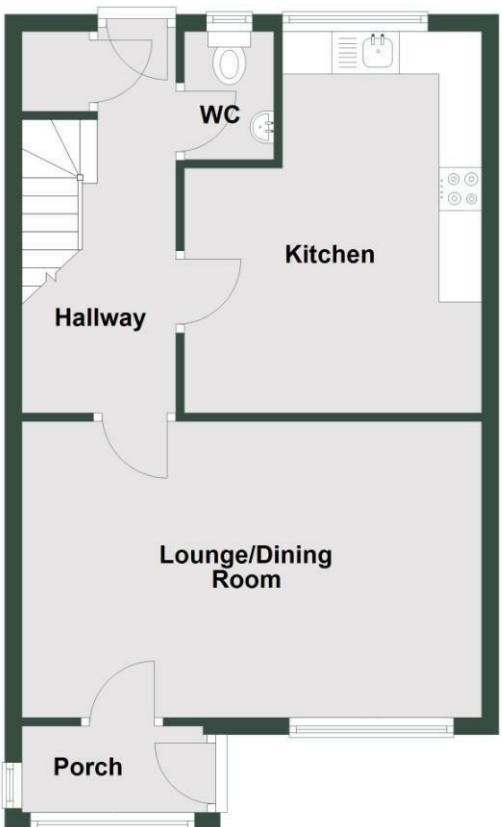
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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
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Saturday
9am – 5pm

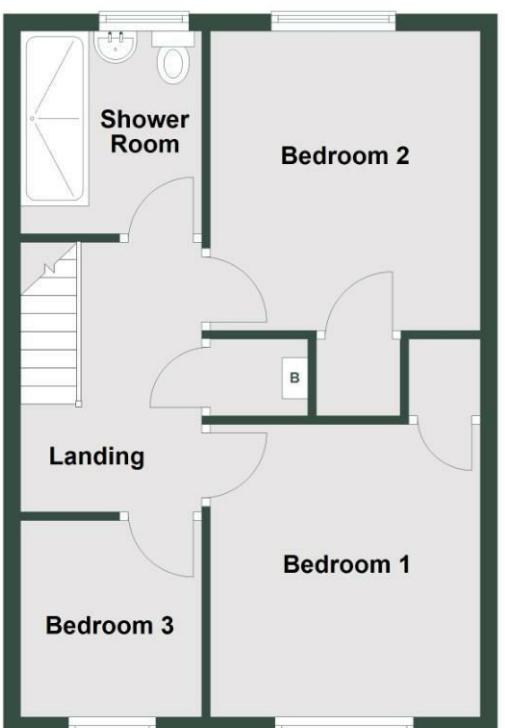
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 89.0 sq. metres (958.3 sq. feet)

18 Redlands Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(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	

18 Redlands Avenue

Penarth CF64 2QU

£275,000

A three bedroom mid link house situated at the top end of Redlands Road. The property offers good potential and ideal for first buyers/down sizers/investment buyers. Comprises porch, open plan living/dining room, rear hallway with good storage, new fitted kitchen, three bedrooms and converted bathroom to accessible shower room. Front garden, rear garden with gated access to parking. Gas central heating, uPVC double glazing. Freehold.



uPVC glazed door to porch.

Porch

6'6" x 3'0" (2.0m x 0.93m)

Timber clad walls, uPVC double glazed windows to front and side.

Lounge/Dining Room

17'7" x 11'3" (5.38m x 3.45m)

A bright and light living room. uPVC double glazed window to front. Period style fire surround with electric fire, radiator, attractively decorated in contemporary style.

Rear Hallway

uPVC double glazed door, radiator, understairs storage area, open staircase to first floor, access to useful store cupboard, access to modern new metal consumer unit.



Kitchen

14'7" x 11'5" (4.45m x 3.50m)

An attractive shaker style kitchen with contrast wood grain effect worktop, new sink and drainer with lever mixer tap. Electric hob, extractor, integrated electric oven, combination microwave, fridge and freezer, plumbing for washing machine. Flooring, radiator, decorated and plastered wall and ceiling in white.

W.C.

Metal frame window. Wash basin and wc.

First Floor Landing

Carpet, loft access, moulded white panelled doors to all first floor rooms, large airing cupboard with shelving and modern Logic combination boiler.

Bedroom 1

11'5" x 10'8" (3.50m x 3.26m)

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

Bedroom 2

11'5" x 10'9" (3.50m x 3.30m)

A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, built in wardrobe.

Bedroom 3

8'6" x 6'6" (2.60m x 2.0m)

A good single bedroom. uPVC double glazed window to front. Carpet, radiator.

Shower Room

6'6" x 5'6" (1.99m x 1.70m)

Fully tiled. Comprising toughened shower screen with low profile shower base, Miri shower fitting, folding seat, wash hand basin with lever mixer tap, storage beneath and wc, all in white. Attractive nonslip flooring, radiator, mirror cabinet, radiator. uPVC double glazed window.

Front Garden

Property has a front garden part laid to lawn, pathway to left hand side leading to porch.

Rear Garden

Low maintenance and paved raised beds, water supply, access to electric meter, gated access to parking at the rear.



Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2QU