

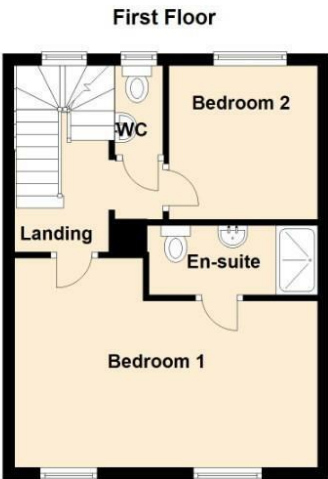
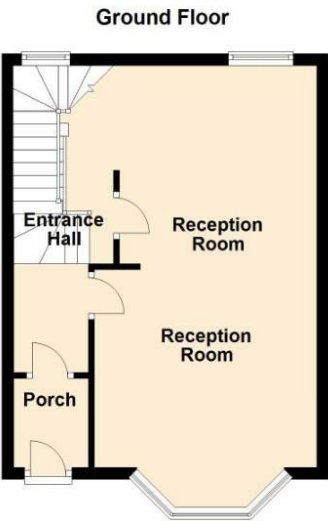
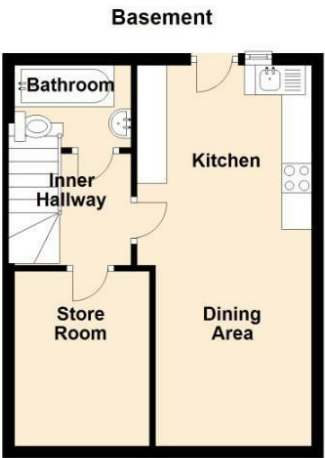
148 Windsor Road



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148 Windsor Road

Cogan CF64 1JN

£355,000

A surprisingly spacious 3 storey bay fronted four bedroom mid terraced house with large south facing rear garden with workshop. Renovated to a good standard and presented extremely well. Comprising porch, hallway, open plan through lounge/dining room, lower ground floor with large kitchen/breakfasting room, bathroom, separate storage, to first floor two bedrooms, en-suite shower, wc, to second floor two further bedrooms. Gas central heating, uPVC double glazing, carpets. Freehold.

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



Composite panelled front door to porch.

Porch

Area for cloaks, access to electric meter with modern consumer unit, cornice. Original part glazed inner door with side screens to hallway.

Hallway

Laminate flooring, radiator with cover, staircase to lower ground floor and first floor, access to modern combination boiler, coving. uPVC double glazed window to rear.

Lounge/Dining Room

12'2" x 25'7" (3.73m x 7.80m)

Formerly two rooms now open plan. uPVC double glazed bay window to front and window to rear. Cornice, carpet, two radiators.

Lower Ground Floor Hallway

Access to kitchen, bathroom and storage area.

Storage Area

9'8" x 6'10" (2.97m x 2.10m)

Found at the front of the house. Lighting, stop cock, great useful storage area.

Kitchen/Dining

9'8" x 21'10" (2.95m x 6.66m)

Knocked through and a good size. uPVC double glazed window and door leading out to rear garden. Flat fronted painted kitchen units with contrast work tops, sink and drainer, Gas hob, electric oven, extractor, space and plumbing for washing machine, space for fridge/freezer. Space for table and chairs, modern lighting, wall lights, radiator.

Bathroom

Contemporary suite comprising panelled bath with shower off mixer tap, dual flush wc and pedestal wash hand basin. White tiling, contrast floor tile, fan heater, extractor. uPVC double glazed window.

First Floor Landing

Carpet, radiator, coving, traditional balustrade to first floor. uPVC double glazed window to stairwell.

Bedroom 1

16'3" x 11'2" (4.96m x 3.42m)

Two uPVC double glazed windows with vertical blinds to front. Neutral decoration, carpet, radiator, coving.

En-Suite Shower

Comprising shower enclosure with modern electric shower with lighting, wash basin with built-in storage beneath, concealed plumbing and lever mixer tap, dual flush wc. White tiling to walls, contrast floor tiling, extractor.



Bedroom 2

8'11" x 7'7" (2.72m x 2.33m)

uPVC double glazed window with vertical blind to rear. Carpet, electric radiator, coving.

W.C.

Comprising dual flush wc, compact wash basin, white tiling to walls, contrast floor tiles, chrome fitting, extractor, modern down lighting. uPVC double glazed window to rear.

Second Floor Landing

Carpet, radiator. uPVC double glazed window to stairwell.

Bedroom 3

15'8" x 8'8" (4.78m x 2.65m)

A good size room. Velux window to front and rear. Contemporary decoration, carpet.

Bedroom 4

11'3" x 7'2" (3.43m x 2.20m)

Velux windows to front and rear. Contemporary decoration, carpet.

Front

Walled front garden with railings, paved.

Rear Graden

Surprising private and safe south facing rear garden with large patio and BBQ area, part laid to lawn with raised bed to one side, natural stone paving, at the bottom of the garden there is a useful workshop/potential home office, new fencing.

Additional Information

The property has undergone significant grant work which includes a new front boundary walls, re-pointing the front elevation and additional stone masonry work.

Council Tax

Band D £1,780.99 p.a. (22/23)

Post Code

CF64 1JN

