

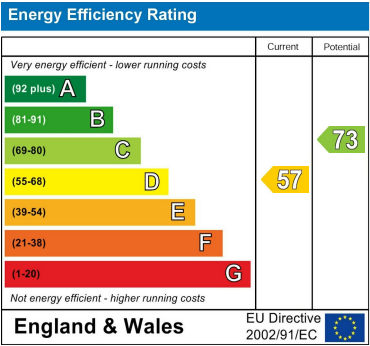
22 Archer Road



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SHEPHERD SHARPE



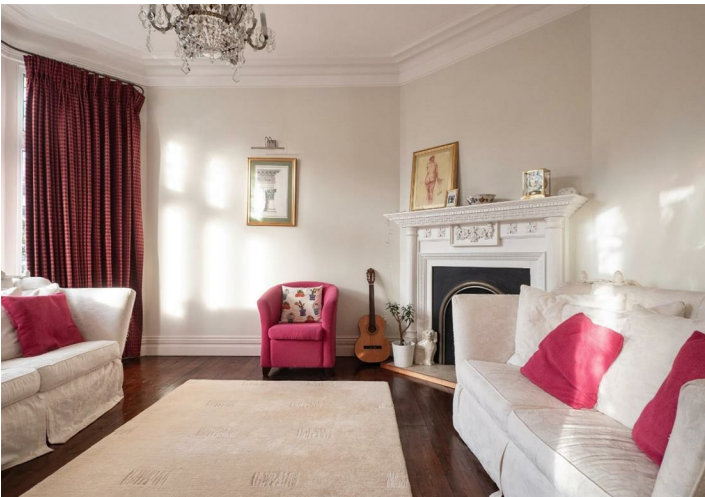
22 Archer Road

Penarth CF64 3HW

£1,250,000

An outstanding Grade 2 listed seven bedroom semi detached family house built in the 1920's retaining many original features, character and beautifully presented. Comprises porch, spacious hallway, wc, three lovely reception rooms, high quality kitchen (fitted in 2019), separate utility room. To the first floor, three bedrooms, a large bathroom (previously a bedroom) and separate shower room, the second bedroom has its own en-suite shower. The second floor has a very spacious landing/study area, four bedrooms and bathroom. Great off road parking to front, large landscaped rear garden with garage. Gas central heating. Viewing essential. Freehold.

22 Archer Road





Beautiful part glazed panelled doors lead through to porch.

Porch

Tiled floor, cornice, radiator, area for cloaks, access to gas and electric meters, fuse box/ consumer unit.

Hallway

A stunning hallway. Beautiful, curved original balustrading leading up to the first floor, original cornice and plaster work, stained glass windows facing front, beautiful stripped wooden flooring. Wide archway leading through to the inner hallway with access to a main living room, wc, large garden room and kitchen.

W.C.

Comprising composite worktop with integrated wash basin, back to the wall wc with twin flush and concealed plumbing, wooden floor, chrome radiator.

Reception Room 1

6.58m x 4.12m (21'7" x 13'6")

A lovely room with tall elegant sash windows with secondary glazing looking onto the rear garden. Period fire surround with working fire, cornice and plaster work to ceiling, radiator, high quality laminate floor, beautifully presented.

Reception Room 2

4.92m x 4.14m (16'1" x 13'6")

Beautiful bay window with original stained glass to front. Stripped wooden floor, cornice, radiator, fireplace with living flame effect gas fire.

Garden Room

7.85m x 4.09m (25'9" x 13'5")

A large extension added in 2003. A beautiful light filled room with a double gable, large roof lights and double glazed sash windows across the back of the house, two sets of traditional French doors giving access to the established garden. Tiled floor.

Kitchen

4.84m x 3.29m (15'10" x 10'9")

The kitchen was installed in 2019. Finished in contemporary dark blue and white, high quality composite/quartz worktops with cutaway drainer, built under Blanco sink with half bowl, lever mixer tap. Integrated Neff induction hob, matching oven and combination microwave , plumbing and space for dishwasher, fridge/freezer. Wooden floor, modern lighting, radiators, underfloor heating. Double glazed sash windows to side, hardwood side door leading out front garden.

Utility Room

2.50m x 1.73m (8'2" x 5'8")

Worktop with sink and drainer, base unit, plumbing for washing machine, tumble dryer, space for additional freezer, three large wall shelves, vinyl flooring.

First Floor Landing

A spacious light and bright landing. Large sash window to front. Beautiful original balustrading, carpet, two radiators, under stairs store cupboard and handy shelved storage cupboard.

Bedroom 1

5.14m x 4.13m (16'10" x 13'6")

A spacious bedroom. Original broad bay sash windows to front. Lovely stripped wooden floor, cornice, glazed double doors leading through to a large family bathroom/dressing room plus access to a concealed shower room.

Bathroom/Dressing Room

5.01m x 4.12m (16'5" x 13'6")

Previously a bedroom now, a luxurious bathroom/dressing room. Two large bespoke fitted wardrobes, freestanding bath with floor standing mixer tap and shower attachment, period fireplace, cornice. Two large sash windows. Concealed access to an additional shower room.

Shower Room

Beautifully presented. Twin contemporary wash basins with chrome furniture and countertop, large mirror, twin flush wc, shower closure with rainfall shower. High quality flooring, attractive white tiling to splash back. Window.

Bedroom 2

3.67m x 3.35m (12'0" x 10'11")

A pretty bedroom. Window to rear. Carpet, radiator, cornice.

En-suite 2

A compact en-suite shower room. Comprising white tile shower enclosure with chrome shower fitting, contemporary wash basin, and wc. Laminate floor, modern downlighting. Window to rear.

Bedroom 3

3.50m x 3.61m (11'5" x 11'10")

A spacious bedroom. Sash window to front. Laminate floor, radiator, cornice, downlighters.

Second Floor Landing

A sacious bright and light landing. Sash window to rear. Stripped wooden flooring, radiator.

Bedroom 4

6.30m (max) x 3.94m (max) (20'8" (max) x 12'11" (max))

A large double bedroom. Broad bay window to front. Carpet, radiator.



Bedroom 5
4.14m x 3.74m (13'6" x 12'3")
Two uPVC double glazed windows to side.
Carpet, radiator.

Bedroom 6
3.75m x 3.62m (12'3" x 11'10")
Beautiful sash window to rear looking on garden.
Carpet, radiator, large built-in wardrobe.

Bedroom 7
3.50m x 2.50m (11'5" x 8'2")
Double glazed window to side. Carpet, radiator.

Bathroom 3
A contemporary white panelled bath with chrome shower fitting, pedestal wash basin and twin flush wc. White tiled splash back, stripped wooden flooring, chrome ladder radiator. White velux window.

Front Garden
The property has a pretty frontage with mature trees that screen the house well from the road. Easy off road parking for two or three cars (depending on size of vehicles).

Rear Garden
Designed by an award-winning Chelsea medal winner Jo Penn (2004). Extensive planting, large natural stone terracing immediately outside the house, steps lead up to a circular lawn with additional landscaped seating to the left hand side, established vine and pergola. Timber double gates lead out to service lane.

Detached Garage
5.51m x 4.86m (18'0" x 15'11")
The garage is included in Grade 2 listing. Two new windows to the side, large, electric, metal roller shutter door to front. Handy loft for additional storage, power and light.

Council Tax
Band I £4,373.14 p.a. (23/24)

Post Code
CF64 3HW

