



4 Andrews Buildings
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Monday – Friday
9am – 6pm
Saturday
9am – 5pm

SHEPHERD SHARPE



8 Roxburgh Garden

Penarth CF64 3DX

£450,000

A spacious 3/4 bedroom three storey town house situated in an enviable location at the top of Plymouth Road close to the town centre and Alexandra park in this private gated development . Reconfigured to suit the current owners needs, the property offers great flexibility. Comprises hallway, cloaks area, wc, dining area which is part open plan to kitchen, to first floor full through lounge/dining/study, originally there would have been another bedroom, to second floor three bedrooms and bathroom. Front and rear private gardens/patios. This attractive development has private gardens, plus beautiful communal areas, rear courtyard, parking, garage. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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



uPVC part glazed front door to hallway.

Hallway
Laminate flooring, glazed door to dining room.

W.C.
Window to front. Wash basin and wc both in white, tiling, laminate flooring, deep area for cloaks plus shelving.

Dining Room
15'6" x 10'2" (4.73m x 3.10m)
uPVC double glazed patio doors leading to rear terrace and looking out across beautifully tendered communal grounds. Laminate flooring from hallway, beautifully decorated, modern radiator. Archway through to kitchen, stairs to first floor.



Kitchen
8'0" x 13'10" (2.46m x 4.23m)
uPVC double glazed window to front. Grey painted panelled kitchen units, contrast work tops, double sink and drainer, mixer tap. Plumbing for dishwasher, washing machine, electric hob, extractor, oven and grill, space for fridge/freezer, laminate flooring.

First Floor Landing
Carpet.

Lounge
26'10" x 11'7" (plus recess to either end) (8.20m x 3.55m (plus recess to either end))
A bright and light room. Originally the layout would have provided for a separate bedroom/study to the front with an additional living room. Now dual aspect front to rear. uPVC double glazed bay window to front, fully glazed to patio doors leading out to enclosed rear glazed balcony. Attractively decorated, laminate flooring, radiators.

Second Floor Landing
Carpet, loft access, airing cupboard with insulated tank and shelving, controls for heating and hot water.

Bedroom 1
8'3" x 12'11" (plus fitted wardrobe) (2.54m x 3.94m (plus fitted wardrobe))
uPVC double glazed window looking out across communal gardens of Roxburgh Garden Court. Carpet, radiator, mirror fronted wardrobe. Wide archway leading through to dressing area (formerly bedroom 3).

Dressing Area/Bedroom 3
7'0" x 10'0" (2.14m x 3.07m)
uPVC double glazed window to rear. New carpet, radiator, built-in wardrobe.



Bedroom 2
10'9" x 8'4" (3.28m x 2.56m)
uPVC double glazed window to front. New carpet, mirror fronted wardrobe, radiator.

Bathroom
Completely renewed. Comprising free standing claw foot bath with mixer tap and shower cradle, wash basin and wc all in traditional style. Dark contrast tiling, vinyl flooring. uPVC double glazed window.

Front
Walled frontage laid out with paving, planted areas, external cupboard with access to Baxi boiler, gas meter.

Outside Rear
Walk on balcony at first floor level. Private rear terrace that looks onto the communal grounds which are maintained as part of the service agreement. Parking space.

Garage
The garage is located in a block (second garage).

Additional Information
The service charge is £50 per month which includes maintenance of communal gardens, gates.

Council Tax
Band E £2,176.77 p.a. (21/22)

Post Code
CF64 3DX

