

31 King Street



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

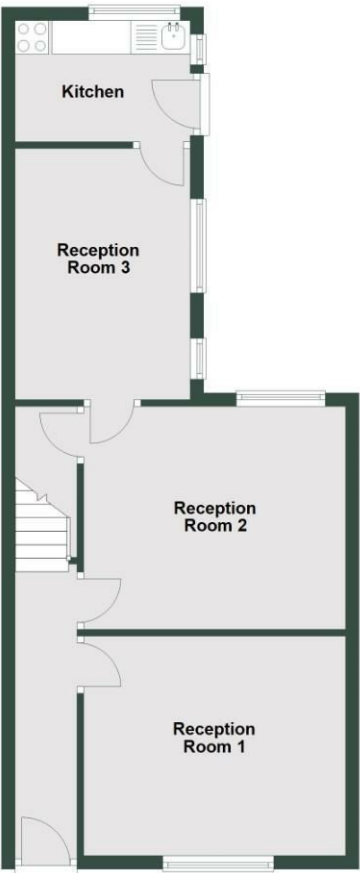
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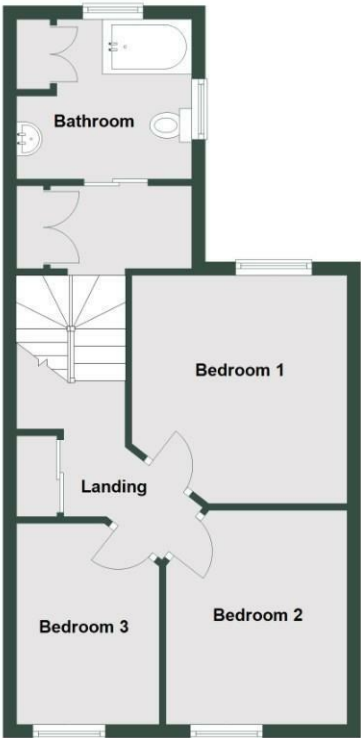
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 90.3 sq. metres (972.0 sq. feet)
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Penarth CF64 1HQ

£289,000

A three bedroom mid terrace late Victorian house found in a popular central location close to all local amenities in the town centre. The property underwent significant refurbishment under the Group Repair Scheme in 2010 works included rebuilt front elevation, roof, chimney stack, rainwater goods, facias, complete re-rendering to rear elevation, window sills, uPVC double glazing. Internally the property does require upgrading and modernisation. Comprises porch, hallway, two reception rooms, dining room lean too kitchen, three bedrooms and bathroom, additional storage. Good size south facing rear garden. Freehold.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C	69	86	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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Front door to porch.
Porch
Tiled floor and walls, access to electric meter.
Hallway
Original cornice, attractive decorative plasterwork, carpet, radiator. Glazed doors to reception rooms one and two.

Reception Room 1
12'9" x 10'8" (3.89m x 3.27m)
Original front reception room. uPVC double glazed window to front. Carpet, radiator, refurbishment/redecoration required.

Reception Room 2
12'11" x 10'9" (3.96m x 3.30m)
A second reception room. uPVC double glazed window to rear. Carpet, radiator, gas fire (not tested).

Reception Room 3
12'4" x 9'2" (3.76m x 2.80m)
uPVC double glazed window to side, door to side. Gas fire (not tested), carpet, radiator.

Kitchen
8'11"x 5'10" (2.72mx 1.78m)
A compact lean-to kitchen. uPVC double glazed windows to side and rear, uPVC half glazed door to garden. Base unit, sink and drainer, space for gas cooker, three wall cupboards, tiled floor and walls.

First Floor Landing
Large cupboard, loft access.

Bedroom 1
10'11" x 9'11" (3.33m x 3.03m)
uPVC double glazed window to rear. Radiator, carpet, redecoration and refurbishment required.

Bedroom 2
10'8" x 9'4" (3.26m x 2.87m)
A double bedrom. uPVC double glazed window to front. Radiator, carpet, redecoration and refurbishment required.

Bedroom 3
10'9" x 6'5" (3.29m x 1.97m)
A good size single bedroom. uPVC double glazed window to front. Radiator, carpet, refurbishment and redecoration required.

Bathroom
8'9" x 7'8" (2.67m x 2.34m)
Currently divided into two. The stud petition between creates storage on one side opening then through to bathroom. Requiring refurbishment. Comprising access accessible bath with opening door, wash basin and wc. Carpet, radiator, large airing cupboard with Worcester combination boiler, radiator. uPVC double glazed window to side and rear.

Rear Garden
26'9" x 15'3" (8.16m x 4.66m)
A decent size south facing rear garden. Slabbed with borders, great potential.



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Additional Information
The property was completely re-rendered had new rainwater goods and facias, all the windows have been replaced and window sills.

Council Tax
Band D £2,124.01 p.a. (25/26)

Post Code
CF64 1HQ

