

112 Stanwell Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



Total area: approx. 341.8 sq. metres (3679.5 sq. feet)  
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£1,100,000

A unique three storey late Victorian extended end of terraced seven bedroom family property in excess of 3,500 sq.ft. Beautifully extended and much refurbished in 2017 the property is perfect for multi generational living. Comprises a very luxurious ground and first floor apartment with private hallway, wc, utility, three reception rooms, stunning kitchen, two bedrooms and two bathrooms. Upstairs, there is a single level, one bedroom apartment with shower room, open plan lounge/dining/kitchen. On the upper floor is a spacious one bedroom apartment. All of these currently rated separately, but it could be straight forward to return the property to one single dwelling. There is a large wrap around garden which is fully landscaped at the rear, great off road parking from Archer Road, garage. Gas central heating and underfloor heating, uPVC double glazing. Freehold.

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

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**Apartment 1 (Ground Floor and First Floor)**

Beautiful panelled timber front door with original stained glass to porch.

**Porch**

Stunning original floor and wall tiles, access to two gas meters and two electric meters, inner door with original stained glass and windows to either side to the hallway.

**Hallway**

Original beautiful floor tiles, high ceiling, cornice, picture rail and decorative architrave, stunning original handrail and balustrade leading up to first floor (presently as this there is a stair lift which could remain), underfloor heating. The staircase leads to the first and second floor apartment. The main private entrance to the two storey apartment is from the side and rear which forms part of the substantial redevelopment of the property in 2017.

**Utility Room**

2.53m x 2.26m (8'3" x 7'4")  
Beautifully presented and fitted. Comprising Caple china sink with lever mixer tap with nozzle, built-in cupboards beneath, plumbing for washing machine, shelved laundry units, two base level cupboards, beautiful tiled floor, underfloor heating. Powder coated aluminium double glazed window.

**Hallway 2**

A spacious inner hallway with bespoke solid oak and glass staircase, wood and glass leading up to this first floor, access to a modern combination boiler and valves for the underfloor heating, beautiful tiled floor, underfloor heating, cornice. Access to wc and pantry, utility room and snug.

**W.C.**

Beautifully presented and tiled. Reproduction traditional style floor tiles, contrast contemporary wall tile, wc with conceal plumbing and twin plate flush, wash basin with lever mixer tap, built-in glass and white cupboard, large mirror, attractive lighting, chrome finishes throughout, underfloor heating.

**Pantry**

1.94m x 1.21m (6'4" x 3'11")  
Bespoke pantry area with great shelving and storage, tiled floor, modern lighting.

**Snug**

3.84m x 3.78m (12'7" x 12'4")  
A cosy third reception room. Large uPVC square bay window to side looking onto south facing side garden. Access to hallway and reception rooms 1 and 2.

**Reception Room 1**

5.10m (into bay) x 4.57m (16'8" (into bay) x 14'11")  
uPVC double glazed bay window to front. A lovely front room. Marble fire surround with multi fuel stove, tiled hearth, original picture rail, cornice, traditional style cast iron radiator. Wide opening through to reception room two.

**Reception Room 2**

5.70m x 4.10m (18'8" x 13'5")  
uPVC double glazed bay window. A stunning room. High ceiling, cornice, picture rail, carpet, two traditional style cast iron radiators.

**Study/Storage**

3.79m x 1.73m (12'5" x 5'8")  
Handy study area. Tiled floor, power and lighting.

Solid door from the main hallway then leading through to inner side return extension. Two roof lanterns, quite a nice private area ideal for library/storage with beautiful reproduction tiled floor.

**Kitchen/Dining Room**

9.32m x 5.25m (30'6" x 17'2")  
The kitchen itself is quite superb, Your Living Space of Llantwit Major oversaw the project. Powder coated double glazed full height windows and doors on one side and large roof lantern providing great natural light. Beautifully presented throughout. Silestone worktop, built under sink with half bowl with cutaway drainer, Quooker boiling hot water tap in stainless finish, induction hob with gas ring and extraction, two fan assisted ovens, one combination microwave and one steam oven, large Neff American style fridge/freezer with water supply and ice maker, integrated dishwasher, wine cooler and wine rack. Beautiful granite work tops to the large island with seating on one side and storage. Dresser unit, pre-wired wall TV point, attractive contemporary lighting and pendant lighting to dining area, beautiful tiled floor from hallway and main access point of the apartment, underfloor heating.

**First Floor Landing**

A bespoke solid oak staircase creating access to the second floor area of the larger apartment.

**Bedroom 1**

4.05m x 3.39m (13'3" x 11'1" )  
Square bay uPVC double glazed window looking out onto the single story edition and garden. Carpet, radiator, neutral decoration, cornice, access to en-suite.

**En-Suite Shower Room**

2.30m x 1.30m (7'6" x 4'3")  
Attractively finished and tiled. Comprising satin chrome shower enclosure with bi-fold toughened shower screen, rainfall shower attachment, contemporary chrome radiator, close coupled oblong space savings composite sink with furniture beneath and wc with concealed plumbing and twin flush, all in white, tiled floor. uPVC double glazed window to rear.

**Dressing Room/Bedroom 2**

4.06m (plus fitted wardrobe) x 3.83m (plus fitted (13'3" (plus fitted wardrobe) x 12'6" (plus fitted )  
Presently used as a very generous dressing area with deep fitted cupboards, dressing table, carpet, space for small sofa. uPVC double glazed window to side.

**Bathroom**

3.65m x 1.75m (11'11" x 5'8")  
A stunning suite comprising high quality tiled panelled bath with centrally mounted chrome taps and pop-up waste, beautiful furniture to one wall concealing all plumbing creating good storage all finished in natural oak, wash basin and wc, all in white with attractive chrome fittings, large low profile shower enclosure with toughened shower screen and rainfall shower with chrome fittings, chrome radiator, large mirror, tiled walls and floor. uPVC double glazed window.

**Apartment 2 (First Floor) and Apartment 3 (Second**

Accessed from the original hallway and landing.

**Apartment 2 (First Floor)**

**Lounge/Dining/Kitchen**

5.30m x 6.5m (17'4" x 21'3")  
An open plan space which has been converted loosely into a kitchen/living/dining area. Previously, this would have been two separate bedrooms. uPVC double glazed windows to front, one a lovely bay window. The kitchen is fitted with all appliances, gas boiler and heating. The lounge is largely carpeted.

**Bedroom**

4.30m x 3.96m (14'1" x 12'11")  
uPVC double glazed bay window to side. High ceiling, ceiling rose, carpet, freshly decorated, radiator, large built-in wardrobe.



**Shower Room**  
2.75m x 1.38m (9'0" x 4'6")  
An accessible large shower enclosure, toughened shower screen, electric shower, twin flush wc, wash basin with storage beneath. Mirror, tiled floor, column chrome ladder radiator.

**Apartment 3 (Second Floor)**

**Kitchen**  
4.79m x 1.80m (15'8" x 5'10")  
Private front door from the first floor landing to the second floor which now functions as a kitchenette. Original balustrade, roof light to rear roof slope providing good natural light. There is access to a lounge, bedroom and large bathroom. Roof light to rear, small double glazed windows to front. Fitted kitchen in oak, sink and drainer, gas boiler, space for gas cooker, washing machine, fridge, freezer, entry phone, laminate floor, radiator, large cupboard with shelving.

**Lounge**  
4.60m x 4.10m (15'1" x 13'5")  
An attractive room. uPVC double glazed windows to front with elevated views. High ceiling, carpet, radiator.

**Bedroom**  
4.58m x 4.11m (15'0" x 13'5")  
Another good size bedroom. Two large uPVC double glazed windows facing south. Carpet, radiator, built-in wardrobes.

**Bathroom**  
4.26m x 2.66m (13'11" x 8'8")  
A decent sized bathroom. To the rear loft area with a modern double glazed roof light access to a good storage cupboard and 2 loft areas. Some upgrading required, loads of potential. Comprising bath with shower, wash basin and wc. Two new radiators, laminate floor.

**Outside**  
The property is found on a large corner plot. The gardens have been beautifully landscaped wrapping around the front and side of the property which runs parallel with Archer Road. The front and side garden are private with natural hedging, attractive cobbled pathways and lawned areas, water feature, outside entertaining/seating area with subtle lighting, water tap. As you approach the extended part of the property there is a further terrace/entertaining area leading to the rear garden which is paved and private and can be accessed from Archer Road via a large roller shutter door, plenty of parking.

**Garage**  
Garage with electric roller shutter door accessed from Archer Road.

**Council Tax**  
Flat 1 Band F £3,068.02 p.a. (25/26)  
Flat 2 Band C £1,888.01 p.a. (25/26)  
Flat 3 Band C £1,888.01 p.a. (25/26)

**Post Code**  
CF64 3LP

