

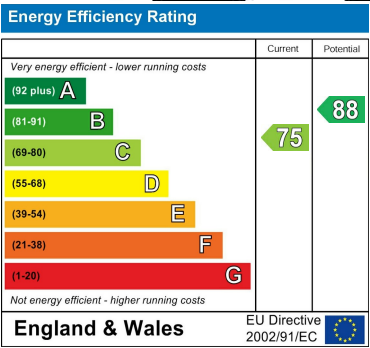
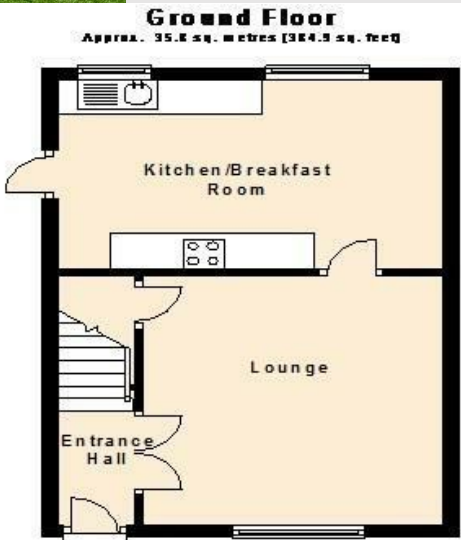
21 Barberry Rise



4 Andrews Buildings
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Penarth CF64 2AA

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SHEPHERD SHARPE



21 Barberry Rise

Penarth CF64 2RB

Offers Over
£290,000

Situated at the end of a quiet cul-de-sac as this much improved extended and refurbished four bedroom semi detached house. The property has been much improved and reconfigured. Comprises hallway, good size lounge, a modern open plan kitchen/dining, three bedrooms and bathroom to first floor, formal dormer loft conversion/fourth bedroom with en-suite shower room to second floor. The garage has been converted most recently to provide a home office/studio. Driveway, garden to front, landscaped rear garden. Gas central heating, uPVC double glazing. Freehold.



Composite part glazed panelled front door to hallway.

Hallway

Laminate floor, radiator, moulded double doors through to lounge.

Lounge

13'8" x 12'7" (4.17m x 3.84m)

A good size lounge. Two uPVC double glazed windows to front. Contemporary decoration, high quality laminate flooring, access to useful under stairs storage, boxed in gas and electric meters, built-in cupboard, radiator.

Kitchen/Dining Room

15'8" x 10'5" (4.79m x 3.18m)

A lovely open plan contemporary kitchen/dining room. A modern fitted kitchen comprising flat fronted units in pale grey with light coloured quartz composite worktops, composite sink with cutaway drainer and flexible lever mixer tap. Integrated AEG induction hob, extraction, two Neff eye level ovens, plumbing for washing machine and 450 dishwasher, access to boiler, attractive tiled floor. Contemporary decoration, radiator, space for table and chairs. uPVC double glazed windows to rear and half glazed door leading out to rear garden.

First Floor Landing

Carpet to stairwell and landing, radiator, moulded panel doors to all first floor rooms. uPVC double glazed window to side, staircase, leading to second floor.

Bedroom 1

13'1" (plus fitted wardrobe) x 8'10" (4.0m (plus fitted wardrobe) x 2.70m)

A double bedroom. uPVC double glazed window to front. Carpet, radiator, built-in corner wardrobe.

Bedroom 2

9'4" x 9'2" (2.86m x 2.81m)

A second double bedroom. uPVC double glazed window looking across Cogan and out towards Cardiff Bay. Carpet, radiator, airing cupboard with hot water cylinder and shelving.

Bedroom 3

6'8" x 6'1" (2.05m x 1.87m)

A small single room or home office. uPVC double glazed window to front. Carpet, radiator.

Bathroom

6'1" x 6'1" (1.87m x 1.86m)

Contemporary suite comprising 'P' shaped bath, curved shower screen, electric shower, close coupled wash hand basin and wc with concealed plumbing, built-in storage and chrome fittings. Laminate floor, attractive metro tiling, acrylic splashback, chrome ladder radiator. uPVC double glazed window with a privacy glass.

Second Floor Landing

Carpet to second floor, velux window. Access to bedroom and en-suite.

Loft Room/Bedroom 4

13'7" x 10'11" (4.16m x 3.34m)

uPVC double glazed window to rear with elevated views looking across Cogan and Cardiff Bay. Carpet, radiator, access to remaining loft areas.



En-Suite Shower Room

5'5" x 5'0" (1.67m x 1.53m)

Contemporary style shower room. Comprising corner shower enclosure with Grohe fittings, wc, compact wash hand basin. Acrylic wall, boarding, modern lighting, laminate floor, radiator.

Front Garden

There is a prefabricated embedded concrete driveway with access to two steps leading down to the front door, part laid to lawn with traditional beds, access to garage conversion/studio with uPVC double glazed French doors.

Converted Garage/Home Office

16'4" x 8'5" (4.99m x 2.57m)

The studio was created by a recent conversion of the attached single garage. uPVC double glazed French doors and windows to front, glazed uPVC door to rear. Vinyl flooring, modern lighting, insulation, decorated in white, six modern downlighters.

W.C.

Wash hand basin and wc in white with chrome fittings, vinyl flooring. uPVC double glazed window.

Rear Garden

The rear garden has been well landscaped with steps leading to the rear of the studio and further steps and leading down to level garden, artificial lawn, full width decking, feather board fencing, outside water supply.

Council Tax

Band D £1,874.20 p.a. (23/24)

Post Code

CF64 2RB

