

23 Baron Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Monday – Friday
9am – 5.30pm
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SHEPHERD SHARPE



23 Baron Road

Penarth CF64 3UD

£675,000

Situated in a much sought after location In catchment for both Victoria in Stanwell Schools is this much improved and extended five bedroom end terraced house. This lovely period property retains much of its original character and feel. Comprises spacious hallway, broad living room, open plan lounge/dining, kitchen at the rear of the property with utility space and wc. To the first floor are four bedrooms plus a family shower room and wc, the second floor has been formally converted to create an additional fifth bedroom. Private landscaped rear garden with rear, outside store. Gas central heating, uPVC double glazing. A great family house. 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	



Original stained glass front door to hallway.

Hallway

15'2" x 8'0" (4.64m x 2.45m)

A bright and wide hallway, three bow fronted stained glass windows, traditional balustrade to first floor, useful under stairs storage area, cloaks area, covered radiator, picture rail, cornice.

Reception Room 1

15'3" x 11'7" (excluding bay) (4.65m x 3.54m (excluding bay))

A lovely front room. uPVC double glazed bay window to front. A lovely period room with original fireplace picture rail, carpet and radiator.

Lounge/Dining/Kitchen

Lounge 7.22m x 4.26m The back of the house has been opened up by way of knocking through the third and second reception rooms which created a much more inviting open plan space. Two windows and glass doors lead out to the rear garden.

Dining Area 7.22m x 4.26m Original quarry tiled floor leads through to a more open plan kitchen, two radiators.

Kitchen 3.36m x 2.15m Galley style kitchen, sink and drainer inset to worktop. Gas hob, electric oven and grill, split level combination microwave, space for fridge/freezer, quarry tiled floor, dishwasher. Part glazed door leading through to rear lobby utility area. Potential to further extended if more space is required.

Utility/Rear Lobby

6'2" x 3'9" (1.9m x 1.15m)

Utility area/part lobby, storage area, access to garden. Radiator, space for a washing machine and tumble dryer. Panelled door through to w.c.

W.C.

Velux window to roof slope. Part tiled walls, fully tiled floor, contemporary wash hand basin and w.c. both in white, chrome ladder radiator.

First Floor Landing

Spacious landing, carpet, rear landing leading through to airing cupboard, bathroom and separate wc. Double glazed window to side.

Bedroom 1

14'2" x 10'8" (4.34m x 3.27m)

uPVC double glazed bay window to front. A generous double bedroom. Carpet, radiator, picture rail, large built-in fitted wardrobes.

Bedroom 2

11'1" x 12'2" (3.38m x 3.71m)

uPVC double glazed bow fronted window. Carpet, radiator, picture rail.



Bedroom 3

9'4" x 8'11" (2.87m x 2.74m)

A small double room. uPVC double glazed window to rear. Carpet, radiator, picture rail, deep over stairs store cupboard.

Bedroom 4

10'7" x 7'0" (3.23m x 2.15m)

uPVC double glazed window to front. Carpet, radiator, picture rail.

Shower Room

Completely refurbished. uPVC double glazed window to side. Tiled walls throughout, very large shower enclosure with traditional shower controls finished in chrome, traditional wash hand basin with mirror cabinet above. Cream ladder radiator, hard wearing non-slip flooring, modern downlighting, extractor.

W.C.

Finished to match the shower room. Fully tiled, non-slip flooring, traditional white w.c, airing cupboard with shelving and access to combination boiler. uPVC double glazed window.

Second Floor Landing

Small landing with velux window to roof slope, access to small lofted area and bedroom 5.

Bedroom 5

15'1" x 14'0" (4.60m x 4.27m)

Created by converting the loft formally with a dormer at the rear. This is now a spacious fifth bedroom. Carpet, radiator, access to remain in lost areas. uPVC double glazed windows to front, velux window to the front.

Front Garden

Walled front garden with attractive porch.

Rear Garden

There is a patio immediately outside the back door and rear lounge door then a lawn, traditional beds, mature trees to the rear of the garden there is a newly landscaped area of garden with pergola and very pleasant seating area, natural stone slabbed terrace. In addition to this the rear boundary wall was completely been rebuilt, rendered, rear lane gate, newly constructed block and rendered outside store with power and light.

Council Tax

Band G £2,968.32 p.a. (22/23)

Post Code

CF64 3UD

