

42 Hastings Avenue



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

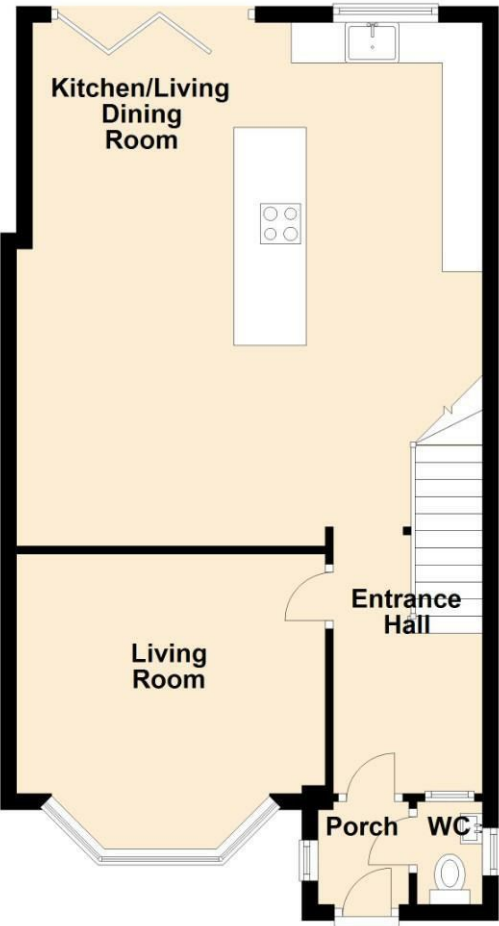
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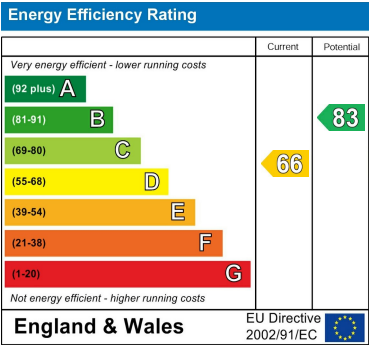
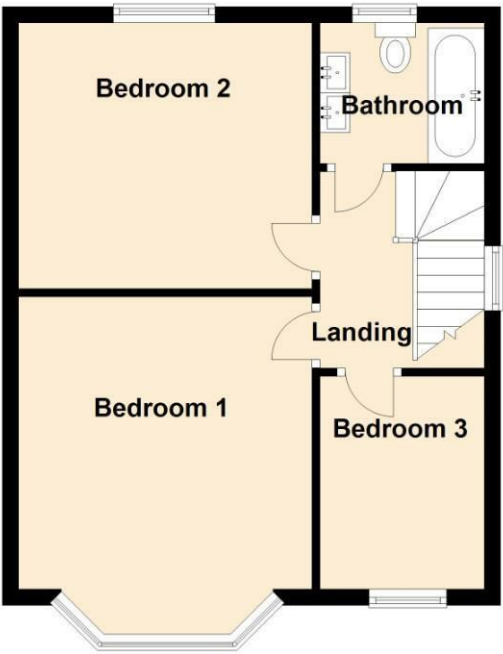
SHEPHERD SHARPE



Ground Floor



First Floor



42 Hastings Avenue

Penarth CF64 2TG

£500,000

An exceptional 1920's extended three bedroom semi detached house found in a lovely tree lined road with large south facing garden and off road parking. The property has been totally refurbished and extended in a contemporary style with original features retained. Comprises porch, wc, reception room, stunning 20'10" x 18'8" kitchen/dining/family room, three bedrooms and larger than average bathroom. Beautifully landscaped south facing rear garden with entertaining area and bespoke home office. Many original features, powder coated double glazed windows to rear, uPVC double glazed windows to front, gas central heating. A super family house.  
Freehold. NO FORWARD CHAIN.





Traditional half glazed panelled front door to porch.

**Porch**

Stone floor with mat well, uPVC double glazed window to side, period stripped door to wc.

**W.C.**

Comprising new dual flush wc, compact wash hand basin. Attractive wooden detailing and tiling, reclaimed vintage radiator. uPVC double glazed window.

**Hallway**

Original black and white flooring, traditional balustrade to first floor, vintage radiator, original stripped doors to all ground floor rooms.

**Reception Room**

12'5" x 13'1" (into bay) (3.80m x 4.0m (into bay))  
uPVC double glazed window to front. Lovely original oak fire surround with period tiling, stripped herringbone block flooring, vintage radiator, picture rail.

**Kitchen/Dining/Living**

20'10" x 18'8" (6.36m x 5.70m)  
A large contemporary single storey extension with large roof lantern and a sedum and wild flower roof has been added. Externally finished with reclaimed timber. Three double glazed powder coated bi-fold doors and matching window looking out onto lovely landscaped garden.  
Natural stone flooring, feature natural brick wall, media wall with shelving, cast iron re-clamed radiator. Large island with concrete work top, installed by 'Concrete Carrot', built-in Smeg four burner hob, pan drawers beneath and storage, seating for three and built under china sink with wooden work tops. In frame painted kitchen with integrated dishwasher, space for large fridge, split level Smeg oven, large utility cupboard with storage, plumbing for washing machine, access to combination boiler.

**First Floor Landing**

Quality natural carpet, loft access. uPVC double glazed window to side. Original stripped panelled doors to all first floor rooms.

**Bedroom 1**

15'0" x 10'5" (4.59m x 3.19m)  
A lovely double room. uPVC double glazed bay window to front with wooden detailing to window sills. Two large built-in shaker style wardrobes, original period fireplace, picture rail, carpet, cast iron radiator.

**Bedroom 2**

10'5" x 11'8" (3.18m x 3.57m)  
Powder coated double glazed window to rear with reclaimed timber sill. Period fireplace, picture rail, carpet, column radiator.

**Bedroom 3**

6'9" x 8'7" (2.08m x 2.62m )  
uPVC double glazed window to front. Painted wooden floor boards, column radiator.



**Bathroom**

7'9" x 6'2" plus recess for shelving (2.38m x 1.90m plus recess for shelving)  
The bathroom has been slightly enlarged by space from bedroom 2 to create a more spacious bathroom. Concrete Carrot created the trough wash basin with dual spout mixer taps which is sat on a deep reclaimed timber shelf, matching shelving to recess, twin flush wc with concealed cistern, panelled bath with rainfall shower. Beautiful tiling, modern down lighting. Double glazed powder coated double glazed window with opaque glazing.

**Front Garden**

Refurbished retaining front wall and fencing, circular planter, lovely granite block paviour driveway with off road parking.

**Rear Garden**

Beautifully landscaped and planted south facing rear garden with full width natural stone patio, built-in water feature and pond with large rockery, outside lighting and power, wood fired oven, outside water supply. Timber pathway to the bottom of the garden which has been extensively planted with apple tree, banana trees, acer and olive tree, larger area of artificial awn, play area with slide and swing, access to workshop/storage and bespoke home office.

**Home Office**

10'5" x 13'1" (3.18m x 4.0m)  
Beautifully finished inside with reclaimed herringbone block flooring, plastered and insulated, sliding power coated double glazed doors and window to side.

**Work Shop**

10'5" x 6'0" (3.18m x 1.85m)  
Good storage plus additional access to loft storage, velux window to roof, separate consumer unit.

**Council Tax**

Band F £2,572.54 p.a. (22/23)

**Post Code**

CF64 2TG

