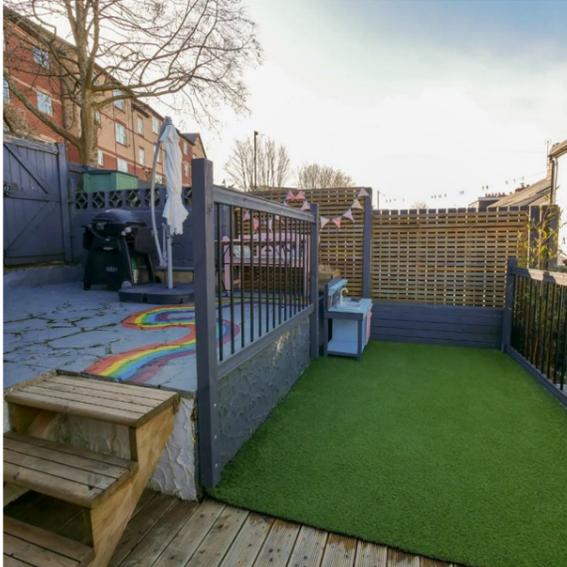


13 John Street



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

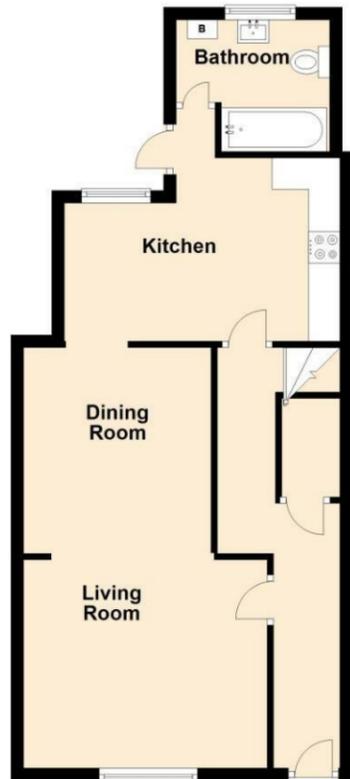
All enquiries: 029 2070 7999  
Sales and general enquiries: info@shepherdsharpe.com  
Lettings enquiries: lettings@shepherdsharpe.com

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

# SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor

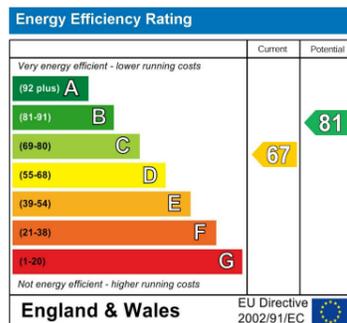


## 13 John Street

Penarth CF64 1DN

### £370,000

A delightful four bedroom terraced house found on the northern edge of Penarth within walking distance from the town centre and catchment for Albert Primary and Stanwell schools. The property has been much improved and is stylishly presented. Comprises hallway, large open plan lounge/dining room, high quality fitted kitchen/breakfasting room, rear lobby, bathroom. To first floor there are three bedrooms, the loft has been formally converted to create an additional fourth bedroom and wc. Gas central heating, uPVC double glazing. Front and rear gardens with lane access. Freehold.





Timber panelled front door to hallway.

**Hallway**

Beautifully finished, solid oak flooring, smart contemporary column radiator, stylishly presented, access to electric meter, cornice, original plasterwork, under stairs storage. Lobby with to staircase and kitchen/breakfasting room.

**Lounge/Dining Room**

22'2" x 12'8" (6.78m x 3.87m )

Formally two rooms now open plan. uPVC double glazed window with plantation shutter to front. Solid oak flooring, radiator, log burner, the rear is decorated in white, cupboard and shelving to the side of chimney breast.

**Kitchen/Breakfasting Room**

13'11" x 9'3" (4.25m x 2.84m)

An attractive contemporary fitted kitchen in dark blue with contrasting butchers block effect work tops. Ceramic hob, stainless steel electric oven, extractor, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled floor. uPVC double glazed window to side, doorway to porch, access to bathroom.

**Bathroom**

Bathroom has been completely refurbished. Comprising white panelled bath with electric Triton shower over with folding chrome shower screen, twin flush wc, large wash basin with contemporary mixer tap and concealed plumbing and drawers beneath. Extractor, tiled splash back, boxed in Worcester combination boiler, column radiator, contemporary decoration.

**First Floor Landing**

Carpeted staircase from ground floor to the landing which has original stripped floor boards, panelled doors to all first floor rooms, enclosed staircase to loft room conversion.

**Bedroom 1**

10'6" x 9'10" (3.21m x 3.01m)

A double room. Full height uPVC double glazed windows to rear. Stripped original floor boards, contemporary column radiator, two large built-in wardrobes, natural stone wall to one side, decorated in white elsewhere.

**Bedroom 2**

11'5" x 9'4" (3.49m x 2.86m)

A second double room. uPVC double glazed window to front with white plantation shutters. Carpet, radiator, built-in wardrobe coving.

**Bedroom 3**

8'1" x 6'9" (2.48m x 2.07m)

A pretty third room, currently used as a nursery, uPVC double glazed window to front with white plantation shutters. Carpet, radiator, coving.

**Loft Room/Bedroom 4**

11'3" x 11'5" (3.44m x 3.50m)

A pretty room forming part of a formal conversion. Three large white velux windows to front and rear. Painted exposed natural stone to one wall, decorated in white, laminate floor, radiator, access to remaining loft areas.



**Front Garden**

Front walled front garden, providing good privacy to the property.

**Rear Garden**

Much has been made of the south facing rear garden with steps leading up from the kitchen area to a first level of garden with balustrading, which is laid out with decking and artificial lawn, three steps lead up to another level terrace/entertaining area with balustrading, lane access, store shed and useful summer house.

**Council Tax**

Band D £1,780.99 (22/23)

**Post Code**

CF64 1DN

