

28 Paget Road

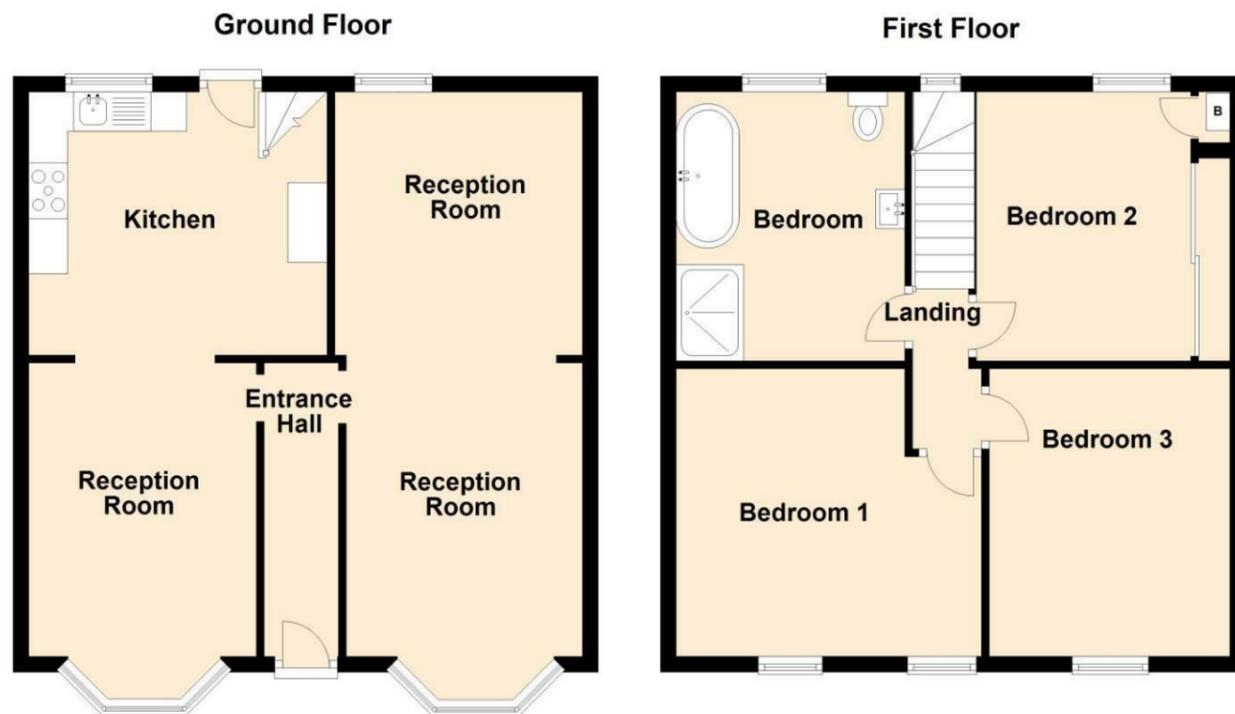


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



28 Paget Road

Penarth CF64 1DS

£495,000

A pretty double fronted three double bedroom terraced property situated conveniently on the northern fringe of town centre with glimpses of the Bay from the front and with a private landscaped south facing garden at the rear. The property is beautifully presented throughout. Comprises central hallway, large through lounge/sitting room, good size kitchen/breakfasting. Three double bedrooms and a large family bathroom with shower to first floor. Much improved with new kitchen and bathroom, redecorated and re-plastered throughout, gas central heating, uPVC double glazing externally. The property had significant external works including re-roofing, new chimney stacks, spa rendering at rear, all the stonework repaired. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	



Part glazed panel composite front door with window above to hallway.

Hallway

High quality laminate floor, patterned half tiled walls, area for cloaks.

Reception rooms one and two have been knocked through with a wide opening dividing the two rooms.

Reception Room 1

14'9" x 9'9" (4.50m x 2.99m)

uPVC double glazed window to front. Contemporary decoration, laminate flooring, graphite radiator.

Reception Room 2

10'3" x 10'11" (3.14m x 3.35m)

uPVC double glazed window to rear. High quality flooring, graphite contemporary radiator, contemporary decoration, lovely log burner with wooden mantle.

Reception Room

14'9" x 9'6" (4.50m x 2.91m)

uPVC double glazed bay window to front. The third reception room and kitchen have also been knocked through to create a lovely light open plan space with a dining area and informal seating. High quality laminate floor, radiator, contemporary decoration.

Kitchen

12'4" x 11'3" (3.78m x 3.44m)

The kitchen has been upgraded and renewed. Comprising cream coloured flat fronted kitchen cupboards, china sink and drainer with stainless finish, mixer tap, woodgrain effect worktops. Integrated fridge and freezer, two tall spice racks, five burner stainless steel gas hob, extraction above, electric oven, split level combination microwave. Laminate floor, open plan staircase leading to first floor, modern down lighters. uPVC double glazed window and door leading out to landscaped garden.

First Floor Landing

Compact landing. Carpet, oak doors to all first floor rooms.

Bedroom 1

13'5" x 11'11" (4.10m x 3.65m)

A large double bedroom. Two uPVC double glazed windows to front with good views of Bay, city centre and countryside beyond. Contemporary decoration, carpet, column tube radiator.

Bedroom 2

12'3" x 9'10" (3.75m x 3.0m)

Second double bedroom. uPVC double glazed window to front with glimpses of the Bay and wider countryside beyond Cardiff. Carpet, radiator, contemporary decoration.

Bedroom 3

10'11" x 10'2" (3.34m x 3.10m)

A third double bedroom presently used as a home office. uPVC double glazed window to rear. Carpet, radiator, airing cupboard with Ideal combination boiler, large mirror fronted wardrobes.



Bathroom

8'11" x 10'9" (2.73m x 3.28m)

A large family bathroom finished to a high standard. Comprising freestanding contemporary bath with mixer tap, large tiled satin chrome shower enclosure with chrome fittings, freestanding wall unit with sink and mixer tap, two storage cupboards beneath and concealed plumbing, contemporary twin flush wc. Mirror cabinet, attractive tiling to floors and walls, column radiator, modern down lighters. uPVC double glazed window to rear.

Rear Garden

Fully landscaped south facing rear garden, slate paved, low maintenance, great for outdoor entertaining, contemporary timber fencing, modern external wall lighting, considerable outside storage, water tap and lane access.

Council Tax

Band E £2,290.68 p.a. (23/24)

Post Code

CF64 1DS

