



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

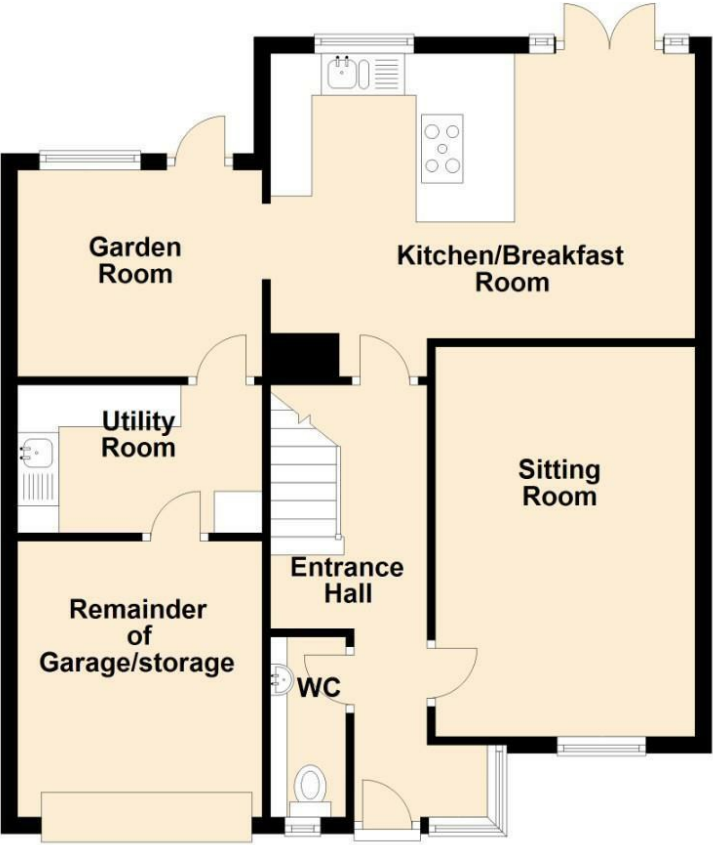
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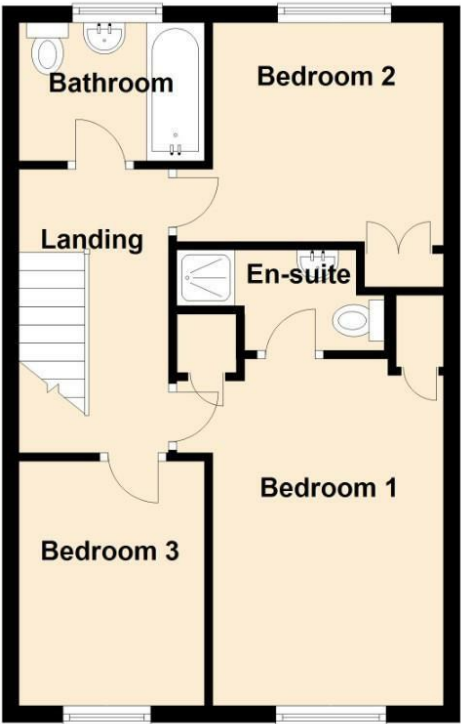
SHEPHERD SHARPE



Ground Floor



First Floor



2 Wellfield Court

Barry CF63 1AZ

£340,000

Found in an extremely quiet cul de sac of just 6 properties is this attractively proportioned three bedroom linked detached house found on a good plot with parking, garage and large south facing rear garden. The property has huge potential to enlarge if required. Beautifully presented throughout. Comprising porch/hallway, cloakroom/wc, lounge, open plan kitchen/dining, garden room, utility, garage/storage, three good bedrooms, en-suite shower room, family bathroom. Off road parking to front, wide south facing rear garden. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(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	



uPVC double glazed front door with matching side window with privacy glass to porch.

Porch/Hallway

High quality vinyl flooring, radiator, traditional staircase to first floor.

Cloakroom/W.C.

Replaced and in white comprising twin flush wc, wash basin with useful storage beneath, chrome ladder radiator, area for cloaks. uPVC double glazed window to front.

Lounge

10'3" x 15'2" (3.13m x 4.64m)

A generous living room. uPVC double glazed window to front. High quality flooring, contemporary electric fire, radiator, coving, wiring and connections for wall mounted TV.

Kitchen/Breakfasting

16'10" x 10'4" (5.14m x 3.16m)

Previously a separate dining and kitchen now open plan with opening through to garden room. uPVC double glazed window, French doors and full height windows looking out onto deck and large garden. A new kitchen in white with contrast work tops, sink and drainer with half bowl, lever mixer tap, pan drawers with under unit corner cupboard. Five burner stainless steel gas hob, stainless and glass extractor, split level oven and grill, 450mm dishwasher, friddeg. Tiled floor, radiator, coved ceiling.

Garden Room

9'6" x 8'1" (2.92m x 2.47m)

Previously a large utility room now a south facing pretty garden room. Tiled floor from kitchen, coved ceiling, radiator. uPVC double glazed window and part glazed door leading out to rear garden.

Utility Room

9'7" x 5'8" (2.93m x 1.74m)

A good size utility which forms part of the original garage. Base units, sink and drainer, work top, tiled splash back, tiled floor, Worcester combination boiler, plumbing for washing machine. Door through to remainder of the garage.

Remainder of Garage/Storage

9'6" x 11'10" (2.92m x 3.63m)

A decent storage area with loft access, up and over door, access to fuse box with trip switch protection, power and light, space for freezer/fridge and tumble dryer. The original garage could be reinstated quite easily if required.

Landing

Carpet, loft access, coved ceiling. Moulded panelled doors to all first floor rooms.

Bedroom 1

12'9" x 8'10" (3.89m x 2.71m)

uPVC double glazed window to front. Luxury vinyl tiles, contemporary decoration, coved ceiling, radiator, two fitted wardrobes.



En-Suite

Comprising shower enclosure with electric shower, acrylic wall boarding, wash basin with storage beneath, lever mixer tap, twin flush wc (Saniflo). Down lighters, Laminate floor and tiled splash back.

Bedroom 2

9'1" x 8'8" (2.77m x 2.66m)

uPVC double glazed window to rear. Luxury vinyl tiles, radiator, coving to ceiling, built-in wardrobe.

Bedroom 3

7'7" x 8'8" (2.32m x 2.66m)

uPVC double glazed window to front. Laminate flooring, radiator.

Bathroom

A fully tiled family bathroom. Comprising panelled bath with shower over, clear shower screen, wash basin with storage beneath, lever mixer tap, wc. Vinyl tiled flooring, chrome ladder radiator, mirror cabinet, extractor. uPVC double glazed window.

Front Garden

Good off road parking to front, access to garage, gas and electric meters. Pretty garden with tiered rockery and paving, gated side access to rear.

Rear Garden

A large south facing rear garden with excellent privacy. Large full width deck with power and light, mainly laid to lawn, side patio/entertaining area with block built store shed (power and light), outside water supply, water feature and pond. The garden backs onto an open area with no housing immediately behind the property.

Council Tax

Band E £2,083.08 p.a. (21/22)

Post Code

CF63 1AZ

