

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**



Total area: approx. 80.3 sq. metres (864.2 sq. feet)

**68 Purcell Road**

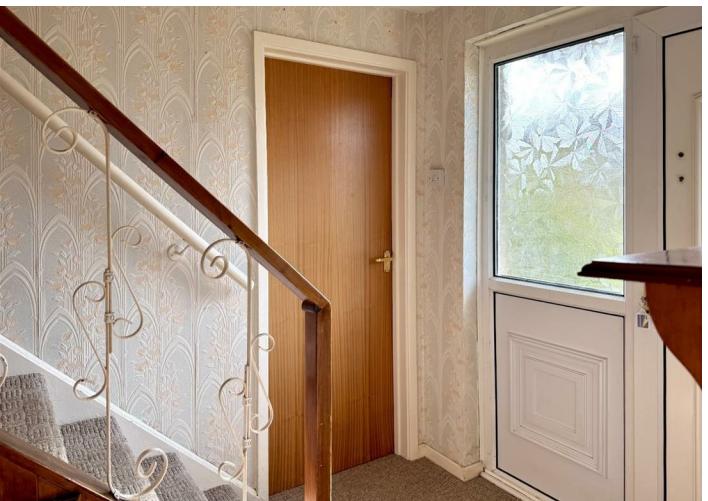
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**68 Purcell Road**

Penarth CF64 3QN

**£300,000**

A 1950's three bedroom semi detached house situated in a very popular location and an excellent project for someone looking to add value and improve. In great school catchment for Evenlode and Stanwell schools. Comprises hallway, separate cloaks area/wc, lounge, kitchen/breakfast room, three bedrooms, shower room and separate wc. Front garden, west facing rear garden with open aspect looking out towards Old Penarthians athletic/rugby field. Gas central heating, uPVC double glazing. Freehold.



uPVC panelled front door with glazed side window to hallway.

#### Hallway

Carpet, staircase to first floor.

#### Cloaks Area

The original cloaks area with double radiator, access to gas and electric meters. uPVC double glazed window to front.

#### W.C.

uPVC double glazed window to side, wc.

#### Lounge

**17'11" x 10'7" (5.47m x 3.23m)**

A spacious bright and light living room. uPVC double glazed windows to front and rear. Gas fire (untested), tiled fireplace, carpet, no radiator.

#### Kitchen/Breakfast Room

**14'7" x 10'5" (4.46m x 3.20m)**

A good size kitchen/breakfast room. uPVC double glazed window and door to rear. Refurbishment required but offers great scope and potential. Fitted cupboards with base and eye level units in pale wooden effect, stainless steel sink and drainer. Space for table and chairs, radiator, plumbing for washing machine, gas point, vinyl tiled flooring, useful understairs store cupboard.

#### First Floor Landing

Loft access with ladder, carpet, uPVC double glazed window looking onto garden.

#### Bedroom 1

**12'1" x 11'1" (3.70m x 3.40m)**

A double bedroom. uPVC double glazed window to front. Two large built-in cupboards, carpet, radiator.

#### Bedroom 2

**9'6" x 10'7" (2.91m x 3.25m)**

A second double bedroom. uPVC double glazed window to front. Built-in over stairs cupboard, carpet, radiator.

#### Bedroom 3

**8'2" x 7'9" (2.49m x 2.37m)**

uPVC double glazed window to rear looking out across garden and Old Penarthians athletic/rugby field. Good sized built-in wardrobe, carpet, radiator.

#### Shower Room

Replaced from the original bathroom now a low profile toughened glass shower enclosure with electric Triton shower, corner wash basin, acrylic waterproof splashback, non-slip vinyl flooring, mirror cabinet. uPVC double glazed window.

#### W.C.

Original separate wc, vinyl flooring. uPVC double glazed window.

#### Front Garden

Off road parking, mature planting, side access to rear garden.

#### Rear Garden

An established mature rear garden with pleasant westerly aspect looking directly onto gardens of Handel Close and then further overlooking Old Penarthians athletic/rugby field. Patio, lawn, established trees and bushes.

#### Council Tax

Band D £2,124.01 p.a. (25/26)

#### Post Code

CF64 3QN

