

24 Sully Terrace



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

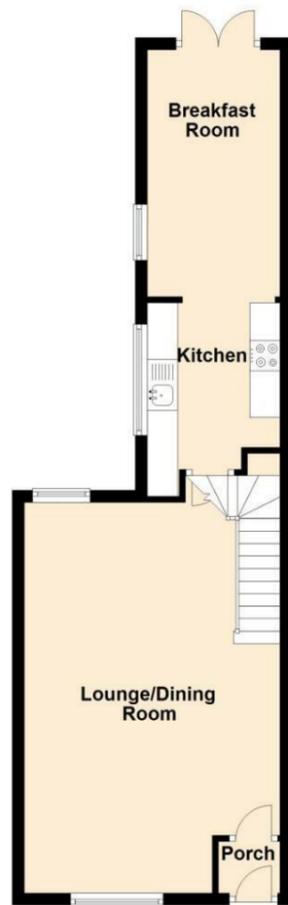
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SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



24 Sully Terrace

Penarth CF64 3DS

£499,950

A delightful extended three bedroom mid terraced house found in a lovely location near the town centre, sea front and cliff top walk. Found in catchment for Evenlode and Stanwell schools. Comprises porch, large open plan lounge/dining, extended kitchen/breakfasting with underfloor heating, two bedrooms and bathroom to first floor, further double bedroom to second floor loft conversion. Front and rear gardens, garage. Gas central heating, contemporary decoration, some new windows, new radiators. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Part glazed front door to porch.

Porch
Access to lounge/dining room.

Lounge/Dining Room
20'9" x 13'10" (6.35m x 4.22m)
A lovely bright open plan room. Windows to front and rear. Modern oak laminate flooring, radiator, boxed in gas and electric meters.

Kitchen/Breakfasting Room
23'11" x 7'5" (7.30m x 2.27m)
The kitchen has been refurbished recently. Extended kitchen/breakfasting with French doors and two uPVC double glazed windows. A grey shaker kitchen with solid oak work tops, built under china sink. Bosch integrated microwave combination oven, oven and hob, extractor, fridge, freezer, 450mm dishwasher, washing machine and tumble dryer, space for breakfast table and chairs. Tiled floor with underfloor heating, boxed in Vaillant combination boiler with underfloor heating valves.

First Floor Landing
Carpet, traditional style staircase to second floor.

Bedroom 1
13'10" x 10'2" (4.22m x 3.10m)
Two double glazed sash windows to front with pretty view of the cycle path. Wooden flooring, radiator.

Bedroom 2
10'2" x 7'2" (3.10m x 2.20m)
Timber window to rear. Carpet, radiator, store cupboard.

Bathroom
9'3" x 7'5" (2.83m x 2.28m)
Pretty free standing bath with mixer tap and shower attachment, wash basin and wc all in white, tiled shower enclosure with electric shower. Vinyl tile effect flooring, radiator. Casement window to rear.

Second Floor Landing
Large dormer window to stairwell. Door to bedroom 3.

Bedroom 3
15'4" (max) x 12'11" (max) (4.69m (max) x 3.96m (max))
Dormer to rear, window to rear and velux window to front. Carpet, radiator, storage space in the eaves.

Front Garden
Pretty walled front garden, tiled pathway to front door.



Rear Garden
Private and enclosed, nice entertaining space, lawn, gate to rear lane and access to garage.

Garage
20'1" x 11'3" (6.13m x 3.44m)
Up and over door, power and light.

Council Tax
Band F £2,572.54 p.a. (22/23)

Post Code
CF64 3DS

