

59 Hannah Street

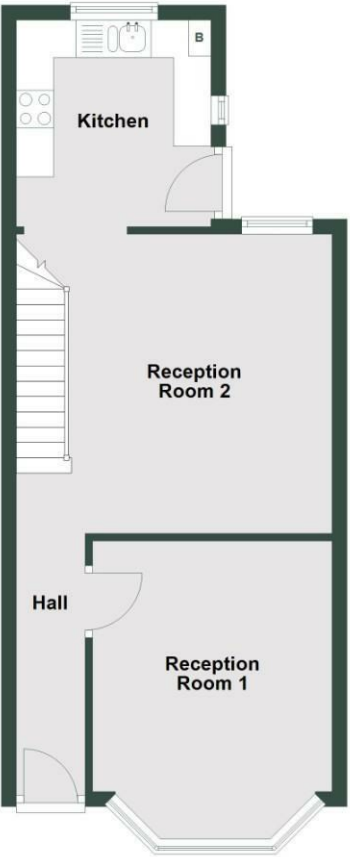


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

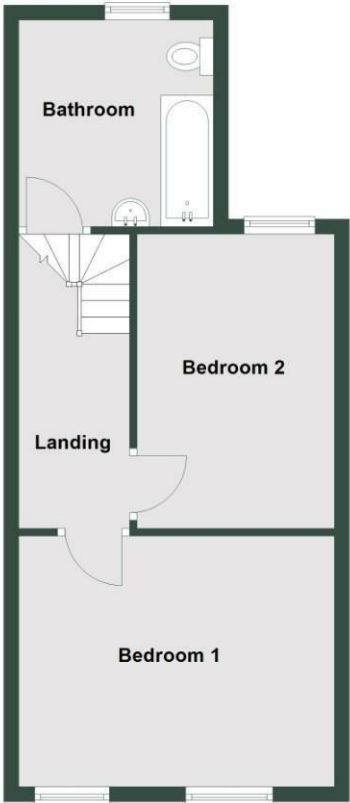
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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

Ground Floor



First Floor



Total area: approx. 77.9 sq. metres (839.0 sq. feet)  
**59 Hannah Street**

SHEPHERD SHARPE



59 Hannah Street

Barry CF63 1DH

£185,000

A very attractive bay fronted two double bedroom end of terrace house situated in a popular town centre location close to local amenities. The property has been refurbished and renovated to a good standard internally, with beautifully well presented rooms, new kitchen and modern bathroom. Comprising hallway with original tiled floor, two reception rooms, stunning new kitchen with new appliances, first floor landing, two double bedrooms and large well appointed bathroom. Front garden, private west facing rear garden. Modern uPVC double glazing, composite doors to front and rear, gas central heating with new combination Baxi boiler. Freehold.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 79        |
| (55-68) D                                   | 59      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |





The property is entered via a composite part glazed front door leading to:-

**Hallway**

Attractive original tiled floor, access to electric meter, gas meter and consumer unit, modern radiator. Moulded panelled door to reception room one.

**Reception Room 1**

13'7" x 10'5" (4.16m x 3.19m)

An attractive reception room with uPVC double glazed bay window with vertical blinds to front. Carpet, radiator, original cornice, ceiling rose, freshly decorated.

**Reception Room 2**

14'2" x 13'1" (4.33m x 4.00m)

uPVC double glazed window to rear. Very well presented. The room is now open plan with traditional natural pine staircase leading up to first floor. Contemporary laminate floor, radiator, coved ceiling, semi open plan to kitchen.

**Kitchen**

10'2" x 8'6" (3.10m x 2.60m)

An attractive brand new fitted kitchen with unused new appliances. A shaker style kitchen in sage green, contrasting worktop, new one and a half bowl sink, nozzle lever mixer tap. Bosch stainless steel gas hob, eye-level Electric oven, attractive tiled splashback, laminate flooring, cupboard containing a combination Baxi boiler. uPVC double glazed windows to side and rear, composite door to garden.

**First Floor Landing**

Attractively decorated, striped carpet, drop down ladder to completely boarded well insulated loft. Moulded panelled doors to all first floor rooms.

**Bedroom 1**

14'1" x 10'11" (4.30m x 3.34m)

A generous double bedroom. Two uPVC double glazed windows with vertical blinds to front. Carpet, radiator, coving.

**Bedroom 2**

13'1" x 8'11" (4.00m x 2.73m)

A large second double bedroom. uPVC double glazed window to rear. Carpet, radiator, beautifully presented.

**Bathroom**

9'0" x 8'7" (2.75m x 2.64m)

An attractive well appointed bathroom. Modern suite comprising panelled bath with electric shower over, glass shower screen, pedestal wash basin and twin flush wc, all in white. Attractive co-ordinating tiling, new vinyl flooring, chrome ladder radiator, loft access. uPVC double glazed window to rear.

**Front Garden**

Walled front garden providing privacy.

**Rear Garden**

West facing private rear garden, paved and lawned, fence to three sides, gate access to rear/side lane.

**Council Tax**

Band C £1,864.10 p.a. (25/26)

**Post Code**

CF63 1DH

