

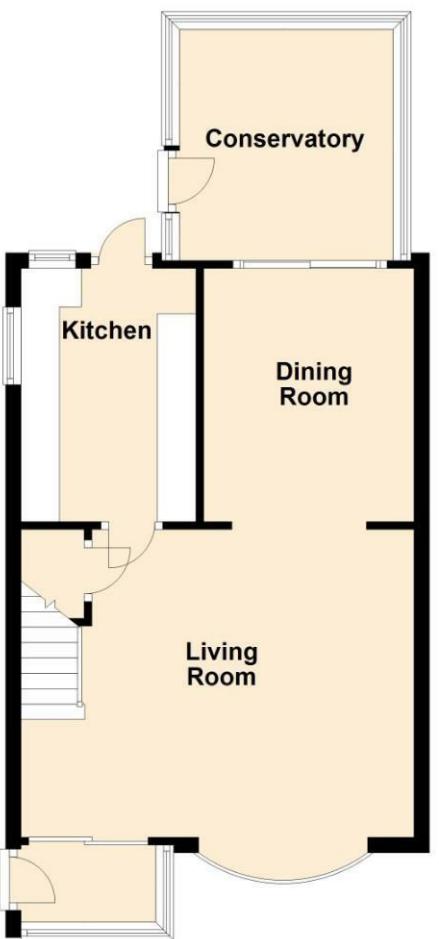


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**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

#### Ground Floor



#### First Floor



SHEPHERD SHARPE



## 8 Hastings Close

Penarth CF64 2TH

£375,000

Situated in a quiet cul-de-sac of just nine houses is this formally three, now a two bedroom semi detached house. It would be straight forward to convert back to its original the three bedroom layout. The property offers great potential for improvement and enlargement. Comprises porch, open plan lounge, dining, conservatory, kitchen, landing, first and third bedroom have been knocked through to create a much larger bedroom, second double bedroom, the bathroom has been converted to a shower room. Good sized gardens front and rear, driveway and car port. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D	58	
(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 to porch.

#### Porch

5'8" x 3'4" (1.73m x 1.03m)

uPVC double glazed to three sides with tiled floor, aluminium, sliding glass doors leading through to living room.

#### Lounge

16'7" x 12'11" (5.07m x 3.96m)

uPVC double glazed window to front. Carpet, radiator, contemporary fire surround with electric fire, open plan with staircase to first floor, useful under stairs cupboard, access to gas meter. Door to kitchen, archway through to dining room.

#### Dining Room

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

Sliding uPVC double glazed doors leading through to conservatory. Carpet from the main living area, radiator, serving hatch to kitchen.

#### Conservatory

9'11" x 8'11" (3.03m x 2.73m)

The conservatory is finished in mahogany effect uPVC double glazing with a plastered base. Tiled floor, lighting, polycarbonate roof panels, door leading out to garden.

#### Kitchen

10'4" x 7'4" (3.15m x 2.25m)

uPVC double glazed window to two sides, aluminium frame door and window directly looking onto garden. The kitchen is finished in white with contrast worktop, tiled floor, fully tiled walls. Upgrading required.

#### First Floor Landing

Loft access, carpet, new uPVC double glazed window to side.

#### Bedroom 1

15'8" x 12'11" (4.80m x 3.96m)

uPVC double glazed windows to front. Previously two bedrooms but now converted into one large room. Fitted with a comprehensive range of fitted bedroom furniture, carpet, radiator. to new UPVC double glazed windows from carpet, new radiator.

#### Bedroom 2

10'9" x 7'11" (3.29m x 2.43m)

The second is a double bedroom. uPVC double glazed window to rear. Built-in wardrobe, large airing cupboard with a modern combination boiler and radiator, carpet, radiator,

#### Shower Room

6'4" x 6'2" (1.95m x 1.89m)

Formerly a bathroom now converted to an accessible shower room. Comprising Khalid shower enclosure, wash hand basin and wc. Part tiled walls, vinyl floor, radiator. New uPVC double glazed window with patterned glass.

#### Front Garden

Block paved driveway, access to covered carport, access to electric meter. There are two areas of side garden both laid out with flint chippings.

#### Rear Garden

The rear garden is quite a good size, well planted with raised beds, lawn mature planting and timber shed.



Council Tax

Band E £2,176.77 p.a. (22/23)

Post Code

CF64 2TH