



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

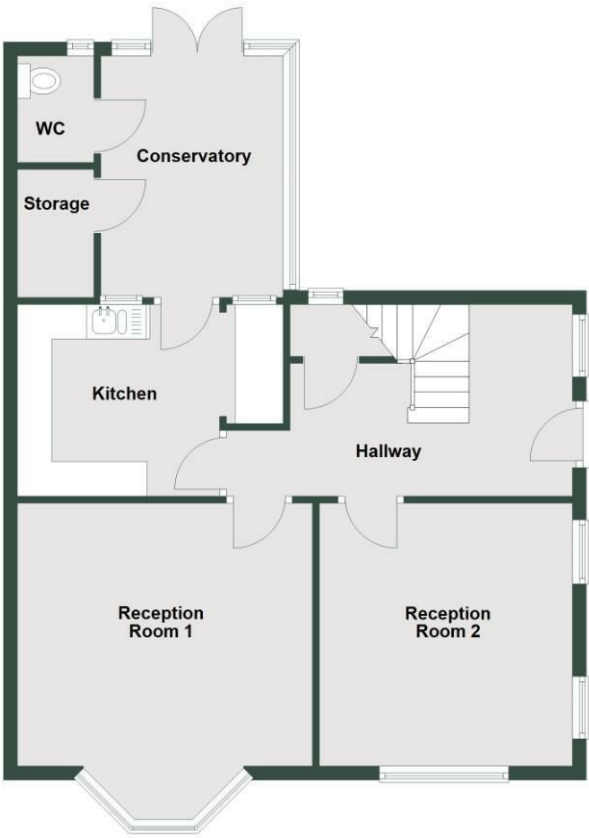
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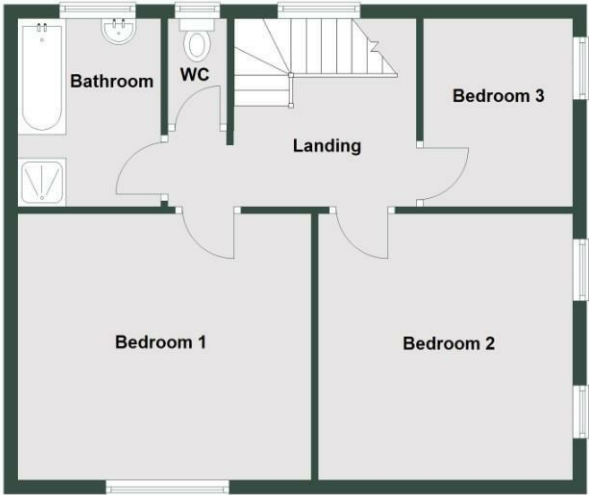
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 120.6 sq. metres (1298.6 sq. feet)
141 Westbourne Road

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Penarth CF64 5BS

£550,000

A very nicely proportioned 1920's three bedroom semi detached house with great potential to further enlarge and convert the loft, situated towards the bottom end of Westbourne Road in lower Penarth. The property is in catchment for both Evenlode and Stanwell schools. Comprises hallway, two good reception rooms, modern white fitted kitchen, conservatory/lean-to, outbuildings, bright landing, three bedrooms, bathroom and separate wc. Attractively presented, gas central heating, uPVC double glazing, traditional features. Mature front garden with off road parking, large west facing rear garden. Freehold.

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



Traditional painted timber front door to hallway.

Hallway

A lovely wide hallway, original painted balustrade and handrail to first floor, beautiful solid oak herringbone floor, radiator, picture rail, original coving, area for cloaks, understairs cupboard. uPVC double glazed window to side. Panelled doors to all ground floor rooms with original door furniture.

Reception Room 1

19'1" x 13'4" (5.83m x 4.08m)

A lovely reception room. uPVC double glazed bay window to front. Well presented and decorated, new carpet, radiator, new log burner with slate hearth (Hettas installation).

Reception Room 2

12'5" x 11'9" (3.80m x 3.60m)

uPVC double glazed windows to side and front. New carpet, radiator, picture rail, decorated in white.

Kitchen

12'0" x 8'11" (3.66m x 2.72m)

Timber windows to rear, door leading through to conservatory. Shaker style modern kitchen, contrast square edge worktop, sink with half bowl and drainer with lever mixer tap. Space for gas cooker, recess for washing machine and dishwasher.

Conservatory

11'6" x 7'5" (3.53m x 2.28m)

A useful space. Glazing to two sides, four uPVC polycarbonate roof panels. Laminate floor, electric heater, lighting and power. View of the rear garden, access to original outbuildings (original wc and coal house) both quite good sized. One with power and space for fridge/freezer.

First Floor Landing

A lovely spacious and bright landing. Large uPVC double glazed window to rear, loft access with drop-down ladder, original handrail and balustrade, attractive traditional panelling, new carpet, picture rail, decorated in white. Original doors with door furniture to all first floor rooms.

Bedroom 1

13'4" x 14'7" (4.08m x 4.47m)

A spacious double bedroom. uPVC double glazed window to front. Attractively presented, traditional fire surround, coving, radiator, decorated in pale colour.

Bedroom 2

11'10" x 12'5" (3.63m x 3.80m)

A second double bedroom. uPVC double glazed window to side. Period fireplace, picture rail, new carpet, radiator, decorated in neutral colour.

Bedroom 3

8'11" x 7'0" (2.72m x 2.15m)

uPVC double glazed window to front. Carpet, radiator, picture rail, decorated in neutral colour.



Bathroom

8'10" x 5'6" (2.70m x 1.68m)

Attractively presented. Comprising contemporary shower enclosure, tiled panelled bath and wash basin. Heated towel rail, radiator, downlighting, decorated in white. uPVC double glazed window.

W.C.

Laminate floor, radiator, white wc, chrome fittings, recently decorated in white. uPVC double glazed window.

Front Garden

Mature front garden with good planting providing good privacy, driveway with parking for one car.

Rear Garden

Private west facing rear garden, two areas of lawn, central pathway, mature borders, featherboard fencing to three sides, useful block and render outbuilding with modern roof and uPVC double glazing, side access to front.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 5BS

