



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

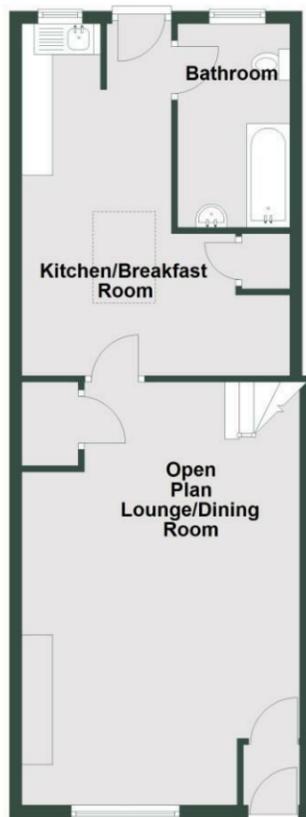
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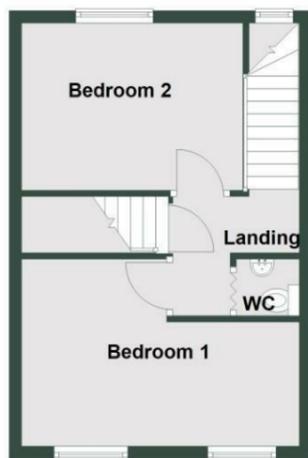
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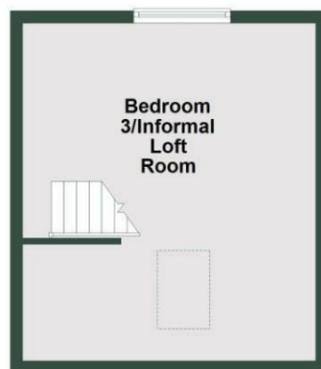
Ground Floor



First Floor



Second Floor



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)
4 Calon Cottage

**Calon Cottage, 4
Matthew Terrace**

Dinas Powys CF64 4LL

£299,950

An attractive three bedroom stone fronted cottage with informal loft conversion, situated as you approach Dinas Powys village. The property has been much improved by the current owner and comprises compact hallway, large open plan lounge/dining room, extended kitchen/breakfast room with useful store cupboard, upgraded bathroom, to the first floor two double bedrooms and small wc, informal dormer loft conversion creating a third bedroom. Pretty front garden, private well tended rear garden. Gas central heating, uPVC double glazing. The property has two parking spaces at the rear which are leased from the Railway Authority. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(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 compact hallway.

Hallway

Carpet, access to electric meter and fuse box.

Open Plan Lounge/Dining Room

22'5" (max) x 14'9" (6.84m (max) x 4.50m)

A generous reception room previously two rooms now open plan. uPVC double glazed window to front, glazed door to kitchen. Staircase to first floor, cloaks cupboard, attractive feature fireplace with shelving, access to gas meter, engineered wood floor, decorated in neutral colours, two radiators.

Kitchen/Breakfast Room

18'8" x 9'4" (5.70m x 2.85m)

Completely refurbished and attractively finished with modern flat fronted units in attractive grey wood grain finish, sink with half bowl and drainer, lever mixer tap, composite square edge worktop with upstand. Integrated combination microwave oven, five burner gas hob with wok burner, integrated fridge and freezer. Vinyl flooring, radiator, space for table and chairs, large boiler cupboard with Baxi combination boiler, plumbing for washing machine, storage, power and light. Triple glazed roof lantern, uPVC double glazed window to rear, half glazed door to garden (new roof and window replaced in 2025).

Bathroom

10'10" x 5'6" (3.31m x 1.69m)

Completely renewed and refurbished in 2023. Comprises attractive panelled bath with contemporary black finish shower screen and fittings, matching wash hand basin and twin flush wc with storage beneath and black fittings. Amtico flooring, radiator, waterproof acrylic wall boarding, metro style tiling, extractor. uPVC double glazed window.

First Floor Landing

Compact landing with carpet.

W.C.

Wash hand basin and Saniflo wc.

Bedroom 1

14'7" x 9'5" (4.47m x 2.89m)

An attractive double bedroom. Two uPVC triple glazed windows to front. Carpet, radiator, attractively presented.

Bedroom 2

9'9" x 9'5" (2.98m x 2.89m)

uPVC double glazed window to rear. Attractive shaker style fitted wardrobes with good storage, useful understairs recess, carpet, radiator. Door from landing to a space saving staircase which leads up to the loft conversion.

Bedroom 3/Informal Loft Room

13'3" x 13'1" (plus recessed loft area) (4.05m x 3.99m (plus recessed loft area))

Velux window to front, dormer to rear (added in 2018/2019). Carpet, radiator, modern downlighting, decorated in white.

Front Garden

Gated front garden with mature hedge, gravelled frontage providing privacy from Cardiff Road.



Rear Garden

An attractive paved rear garden with established borders, good entertaining area, outside lighting, pedestrian rear access. Two car parking spaces which the current leased from the Railway Authority (renewed annually).

Council Tax

Band D £2,071.63 p.a. (25/26)

Post Code

CF64 4LL

