



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

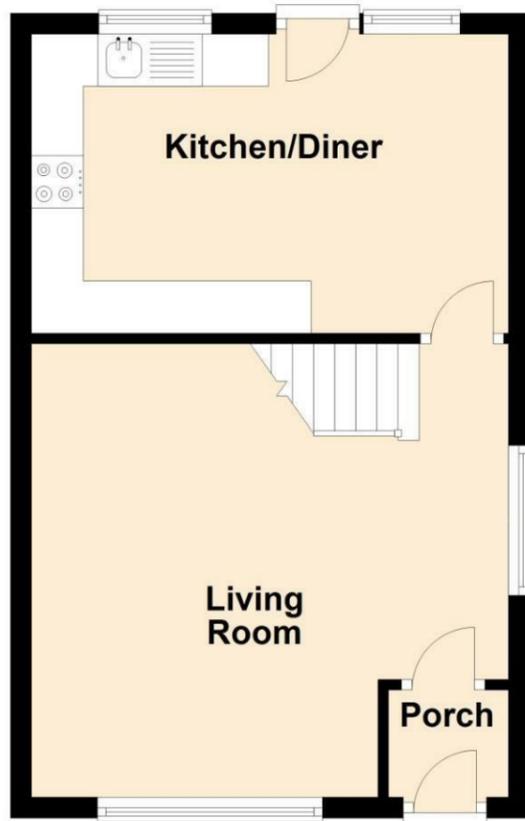
**All enquiries:** 029 2070 7999  
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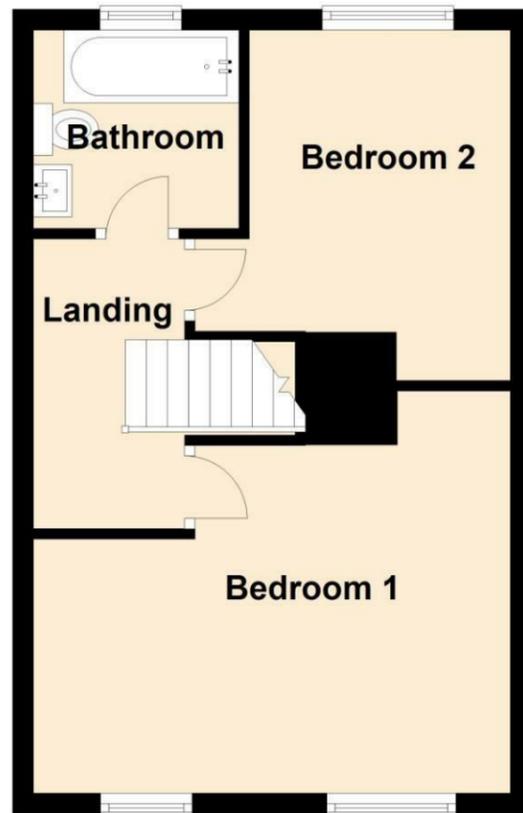
**SHEPHERD SHARPE**



**Ground Floor**



**First Floor**



**29 Merlin Close**

Penarth CF64 5FW

**£305,000**

Situated in a popular quiet cul-de-sac is this two/three bedroom end link upgraded house. It is currently laid out as a two bedroom but this could be easily converted back to its original three bedroom layout. In catchment for Evenlode and Stanwell schools. Comprises porch, open plan lounge with stairs leading to first floor, smart modern fitted kitchen with breakfasting area, two very good size bedrooms, upgraded tiled bathroom. Enclosed private front garden, west facing rear garden, car parking to side. Planning permission has been granted for a two storey side extension to include a larger kitchen/dining/living space and two further bedrooms. uPVC double glazing, gas central heating, contemporary interior. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Porch**

Area for cloaks, laminate floor, decorated in white.

**Lounge**

14'11" x 14'2" (4.55m x 4.33m)

Light and bright with uPVC double glazed window to front and side. Open plan staircase to first floor, contemporary laminate floor, decorated in white, two radiators, access to modern consumer unit.

**Kitchen/Dining**

14'9" x 9'4" (4.50m x 2.85m)

A modern upgraded kitchen/dining area. The kitchen is finished in white with contrast worktop, sink and drainer with lever mixer tap. Electric hob, oven, extractor, boxed in Worcester Bosch combination boiler, integrated 450 dishwasher, washer and dryer, space for fridge/freezer. Space for table and four chairs, boxed in radiator, modern down lighting, tiled floor. uPVC double glazed windows and glazed door looking out onto west facing rear garden.

**First Floor Landing**

Loft access, new fitted carpet, decorated in white. Contemporary panelled doors with chrome door furniture to all first floor rooms.

**Bedroom 1**

12'7" x 14'9" (3.84m x 4.52m)

Originally the house was three bedrooms, the two front rooms are now one large bedroom. Two uPVC double glazed windows to front. Laminate floor, decorated in white throughout, radiator.

**Bedroom 2**

8'1" x 11'1" (2.48m x 3.40m)

The second bedroom is also a good size double. Contemporary laminate floor, decorated in white, radiator. uPVC double glazed window to rear.

**Bathroom**

6'4" x 6'5" (1.94m x 1.96m)

The bathroom has been renewed and enlarged by removal of the airing cupboard. Fully tiled, comprising panelled bath, rainfall shower with sliding shower attachment, wash basin with two contemporary cupboards beneath, lever mixer tap and mirror cabinet with lighting and twin flush wc, all in white. Chrome radiator, modern lighting. uPVC double glazed window.

**Front Garden**

Hedged to three sides giving good privacy, access to gas and electric meters. Open porch providing protection to the main front door.

**Rear Garden**

Fenced to three sides, facing south west. To the side of the property is a large area and parking space.

**Additional Information**

The current owners have obtained planning permission for a substantial two storey extension to include a larger kitchen/dining/living space and two further bedrooms.

**Council Tax**

Band D £1,874.20 p.a. (23/24).

**Post Code**

CF64 5FW.

