



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

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 80.9 sq. metres (870.7 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

83

69

64 Castle Avenue

Penarth CF64 3QS

£329,000

A three bedroom semi detached house with a garage and large garden in a popular location. In catchment for Evenlode and Stanwell schools. The property requires some upgrading but offers huge scope to extend or reconfigure. Comprises entrance hallway, wc, spacious living room, kitchen/dining to ground floor, three bedrooms, bathroom with separate wc to first floor. Good size front garden with long driveway providing off road parking for several cars, single garage and large rear garden. Gas central heating and double glazing. Freehold. NO FORWARD CHAIN.



Front door into hallway.

Hallway

Central hallway, doors to ground floor rooms, stairs to first floor. Window to front, carpet, radiator and meter cupboard.

W.C.

WC, window to side, carpet and coat rail.

Living Room

17'11" x 10'9" (5.47m x 3.29m)

A spacious living room. Large windows to front and rear. Gas fire with tiled hearth and surround, two radiators, coving and serving hatch.

Kitchen/Dining

13'5" x 10'4" (4.11m x 3.17m)

Windows to rear, door to garden. Fitted kitchen with a range of base and wall units, contrasting marble effect work surfaces, stainless steel sink and drainer with mixer tap. Gas hob with oven below, extractor hood, tiled splashback, wood effect vinyl flooring, radiator, washing machine and fridge/freezer (to remain if required), serving hatch, cupboard housing combination boiler, space for dining table and chairs.

First Floor Landing

Doors to all first floor rooms. Window to rear. Carpet, loft hatch.

Bedroom 1

11'5" x 12'1" (3.50m x 3.69m)

Window to front. Two recessed wardrobes with storage above, carpet, radiator and coving.

Bedroom 2

10'7" x 11'5" (max) (3.25m x 3.50 (max))

Window to rear. Recessed wardrobe with storage above, carpet and radiator.

Bedroom 3

8'0" x 7'6" (2.46m x 2.30m)

Window to rear. Recessed wardrobe with storage above, carpet and radiator.

Bathroom

5'6" x 6'10" (max) (1.69m x 2.1m (max))

Window to rear. White suite comprising panelled bath and wash basin. Fully tiled walls, carpet and radiator.

W.C.

Separate wc, part tiled walls and carpet. Window to rear.

Front Garden

Lawned front garden with mature planting and bushes, long driveway to the side providing off road parking for several cars, access to garage, gate to rear garden.

Garage

A good sized single garage with metal up and over door.

Rear Garden

A large rear garden mainly lawned, paved patio across the back of the property, fruit tree and bushes, door to garage.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3QS

