

23 Glebe Street

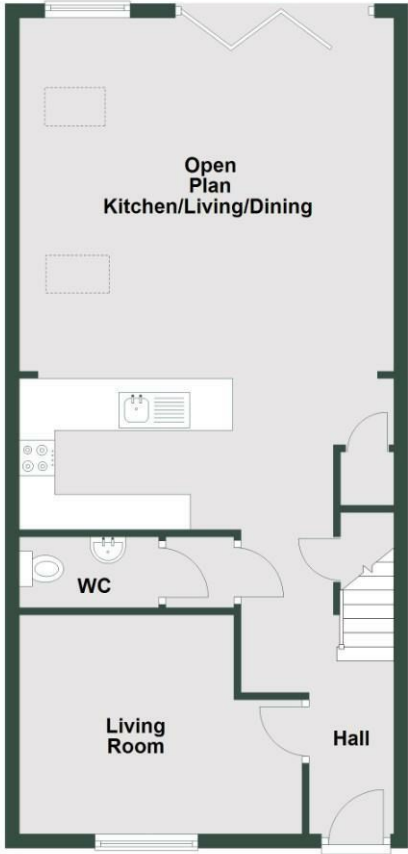


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

Ground Floor



First Floor



Total area: approx. 110.1 sq. metres (1185.2 sq. feet)  
**23 Glebe Street**

SHEPHERD SHARPE



23 Glebe Street

Penarth CF64 1EE

£399,950

A surprisingly spacious three double bedroom mid terraced house with very private west facing garden. Completely refurbished and renovated a number of years ago, the property was rebuilt and there was the opportunity to create quite a unique terraced house with the living accomodation opening onto the rear garden. Comprises hallway, living room/snug, cloaks area/wc, stunning kitchen/living/dining area opening onto the rear garden. To the first floor there are three excellent double bedrooms and a stylish bathroom with shower. The property has uPVC double glazed windows, bi-fold doors to the garden, well presented throughout, carpets, gas central heating with combination boiler. Freehold.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      |           |
| (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                     |         |           |



Timber painted panelled front door to hallway.

**Hallway**

Matwell, attractive open plan hallway with access to the open plan living space. Laminate flooring, decorated in white, modern downlighting, access to metal consumer unit, contemporary column radiator, painted traditional style staircase leading to first floor, useful built-in storage. Side door to cloaks area and wc.

**W.C.**

Wash basin and wc, both in white with chrome fittings. Grey tiled floor, radiator, extractor, downlighting.

**Study/Snug/Living Room**

13'1" x 10'1" (4.00m x 3.09m )  
uPVC double glazed window to front with white Venetian blind. Stylishly presented, pale carpet, radiator.

**Open Plan Lounge/Dining/Kitchen**

23'7" x 15'6" (7.19m x 4.74m)  
A super room which is completely untypical of a terraced property. A full width extension with side return provides a great living space, roof lights, bi-fold doors looking out onto the west facing terrace. Stylishly designed and presented, the kitchen is fitted to one corner with breakfast bar, square edge composite work top, sink and drainer with lever mixer tap, attractive splashback and lighting. Integrated electric induction hob and oven, extractor, dishwasher, washing machine, fridge/freezer. Laminate floor, useful downstairs storage. Living/dining area with bi-fold doors out to garden, space for dining table and chairs, radiator, pre-wired for wall TV, modern lighting.

**First Floor Landing**

Attractively presented and decorated in white, natural fitted carpet, radiator, airing cupboard with good storage, access to Glow Worm combination boiler. uPVC double glazed window to rear landing providing good natural light. Access to loft, solid oak panelled doors to all first floor rooms.

**Bedroom 1**

17'7" x 10'1" (5.37m x 3.08m)  
An excellent double bedroom. Two uPVC double glazed sash windows to front. Decorated in white, radiator, carpet.

**Bedroom 2**

11'9" x 10'8" (3.59m x 3.26m)  
uPVC double glazed window to rear. Carpet, radiator, decorated in white.

**Bedroom 3**

11'3" x 8'10" (3.44m x 2.71m)  
A good size third double bedroom. uPVC double glazed window to side. Decorated in white, carpet, radiator.

**Bathroom**

7'10" x 5'8" (2.40m x 1.75m)  
A stylish bathroom which has been well laid out. Comprising panelled bath with shower over, toughened shower screen, rainfall shower fitting with sliding shower attachment and mixer tap, twin flush wc, pedestal wash basin, all in white with chrome fittings. Attractive contrast floor tile, white tiling to splashback, ladder radiator, extractor, modern lighting. Velux window vaulted ceiling.



**Rear Garden**  
Hugely surprising sunny west facing rear garden, low maintenance terrace, good entertaining space.

**Council Tax**  
Band D £2,124.01 p.a. (25/26)

**Post Code**  
CF64 1EE

