

123 Windsor Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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



123 Windsor Road

Penarth CF64 1JF

£525,000

A spacious four bedroom renovated mid terraced house situated close to the town centre overlooking Dingle park. Modernised throughout and is substantially improved by the current owners. This surprisingly generous property offers a great blend of versatile spacious accommodation. Comprises porch, hallway, two reception rooms, wc, superb open plan 7.4m kitchen/breakfasting with French doors leading out to the garden, three double bedrooms, family bathroom, shower room to first floor, large 4th bedroom to second floor. uPVC double glazing, Mandarin Stone tiling, re-wired, re-plumbed, new heating system. Front garden, rear garden, lane access with potential for parking at rear. Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





Traditional panelled front door with window above to porch.

**Porch**

Tiled floor, stop cock. Part glazed inner door to hallway.

**Hallway**

Painted floor boards, original architrave and cornice, radiator, balustrade to first floor, under stair storage, access to electric meter and fuse box.

**Reception Room 1**

14'9" x 14'0" (4.52 x 4.29)

Lovely front reception room. Large uPVC double glazed bay window to front with view looking out towards Dingle park. Carpet, radiator, cornice.

**Reception Room 2**

12'0" x 12'9" (3.68 x 3.90)

Good size middle reception room. Double glazed timber window looking out to side return and garden. Period fire surround, original tiles to cast inset and hearth, carpet, radiator, cornice.

**W.C.**

Traditional free standing wc with chrome frame and concealed plumbing, ceramic tiled floor, uPVC double glazed window to side.

**Kitchen**

11'7" x 24'3" (3.54 x 7.40)

Great size family kitchen which has been created by knocking through two rooms together and now enjoying a bright and light open plan feel. Comprises a number of pale grey units with contemporary door furniture, dark granite work tops, space for range cooker, extractor, sink with half bowl and drainer inset to counter top with built-in washer dryer, Neff dishwasher, space for free standing fridge/freezer, modern down lighting. uPVC double glazed window to side, tiled floor and radiator. To the garden end of the kitchen there is a dining area/living area with tiled floor, two windows and pair of French doors all in uPVC looking out onto the garden, modern down lighters, two pendant fittings to the counter top, informal breakfast bar area. French doors lead out to garden.

**First Floor Landing**

Neutral coloured carpet to landing and stairwell, painted balustrade and spindles, under stairs cupboard, staircase to second floor.

**Bedroom 1**

11'1" x 19'0" (3.40 x 5.80)

Good size double room. Two uPVC double glazed windows to front. New carpet, radiator.

**Bedroom 2**

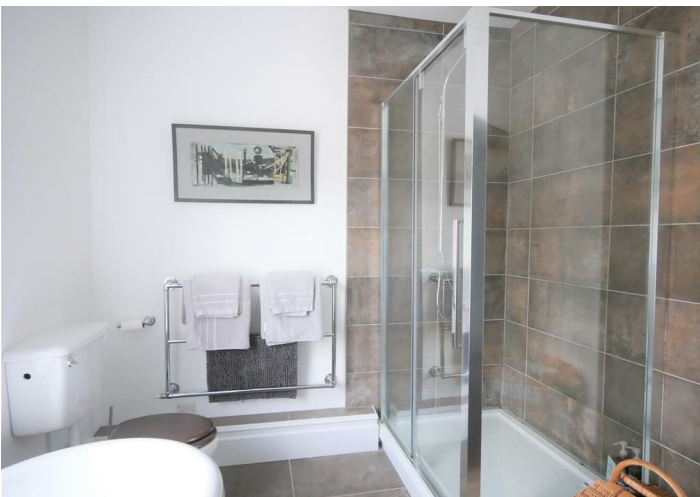
12'1" x 12'9" (3.70 x 3.89)

Second double bedrooms. uPVC double glazed window to rear. New carpet, radiator.

**Bedroom 3**

9'8" x 11'5" (2.96 x 3.48)

uPVC double glazed window to rear. New carpet, radiator, loft access.



**Family Bathroom**

11'9" x 8'1" (3.59 x 2.47)

Good size family bathroom. Well presented and finished in a contemporary style comprising large 1150mm x 850mm shower enclosure with rainfall shower and chrome fittings, free standing roll top bath with mixer tap and shower attachment, traditional style wc, twin built under wash hand basins with quartz counter top, matching lever mixer taps with contemporary wall hung storage beneath, concealed plumbing, boxing in to one corner conceals a Worcester combination boiler. Traditional chrome radiator/towel rail, modern lighting, extractor. uPVC double glazed window with privacy glazing to one panel.

**Shower Room**

Tiled shower enclosure with overhead shower fitting, twin flush wc, compact wash hand basin with built-in storage beneath and lever mixer tap. Chrome fittings, attractive tiling to walls and floor, extractor, down lighters. uPVC double glazed window.

**Second Floor Landing**

Radiator.

**Bedroom 4**

11'5" x 18'3" (3.50 x 5.58)

Great room with excellent head room. Decorated with matching carpet, white walls, painted and plastered roof timbers, access to additional loft areas via recessed doors. Two velux windows to front.

**Front Garden**

The property is set well back from Windsor Road with pretty lawned front garden.

**Rear Garden**

Good size rear garden with lane access, potential for rear lane parking, traditional line post, timber garden shed, two areas laid to lawn, mature tree and planting. Side return with raised beds, access to water supply and two contemporary outdoor light fittings with sensors.

**Additional Information**

Worcester Bosch boiler, Mandarin tiles, all radiators have been replaced.

**Council Tax**

Band F £2,572.54 p.a. (22/23)

**Post Code**

CF64 1JF

