

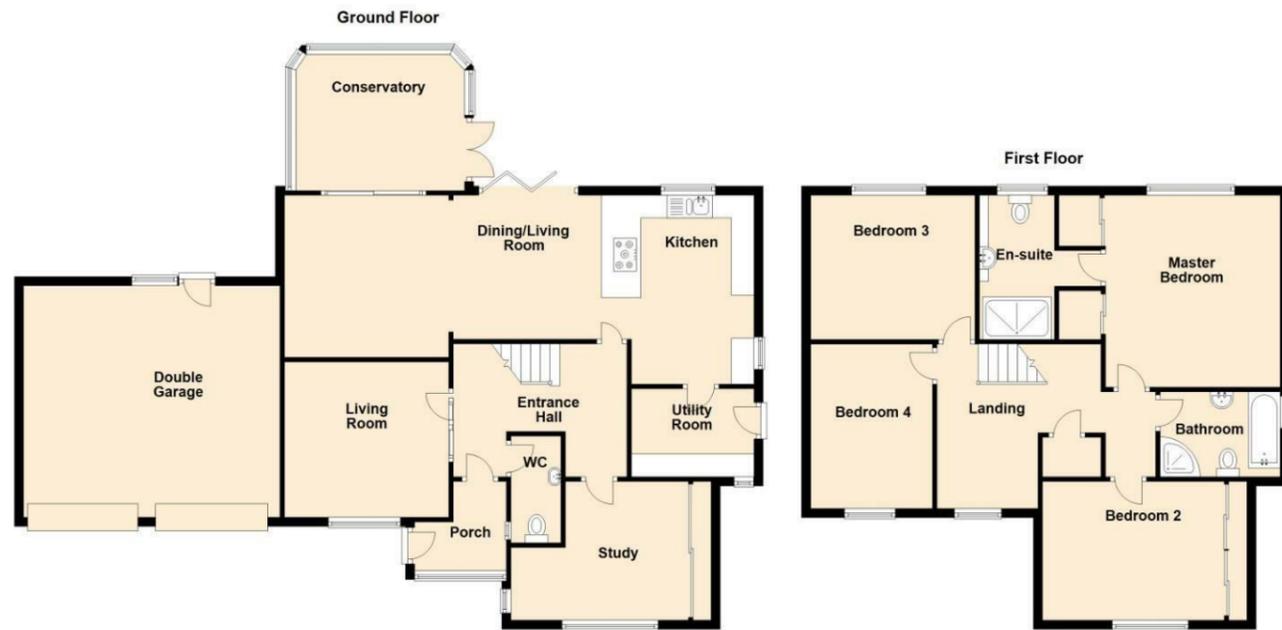
14 Meadowside



4 Andrews Buildings
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Penarth CF64 2AA

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



SHEPHERD SHARPE



14 Meadowside

Penarth CF64 3JX

£750,000

A substantial four double bedroom detached house with double garage found in a quiet cul-de-sac of just 20 detached houses. Comprises porch, hallway, wc, lounge, study, large open plan kitchen/living/dining room backing onto garden, conservatory, utility, four double bedrooms, one en-suite and family bathroom. The property is set on a large plot with a sweeping driveway and good off road parking. The property has been significantly upgraded in particular the kitchen and utility are new as is the heating, mostly re-plastered, new flooring and carpets. A lovely family house. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Porch**

Glazed timber porch. Tiled floor, door to hallway.

Hallway

Engineered wood flooring, freshly decorated throughout, contemporary anthracite column radiator. White painted panel doors to all ground floor rooms.

W.C.

A new suite comprising contemporary wash basin with mixer tap and storage beneath, twin flush wc. Engineered wood flooring, column radiator, stylishly presented.

Lounge

11'2" x 10'3" (3.42m x 3.13m)

The ground floor of the property has been re-configured and now there is a lovely cosy lounge. Three leading timber windows to front. New carpet, radiator, contemporary decoration.

**Study**

13'10" x 9'8" (4.22m x 2.97m)

A spacious, useful home office. Three leaded windows to front. Engineered wood flooring, radiator, contemporary decoration.

Kitchen/Living/Dining

34'0" x 12'7" (10.37m x 3.85m)

The rear of the house has been substantially re-configured to create this generous family room. This open plan family space leads out to the garden via new bifold doors, four uPVC double glazed leaded windows to rear. The kitchen is high quality finished in a pale grey with stainless door furniture, composite square edged worksurfaces, contrasting composite sink and drainer, mixer tap. Integrated induction hob, split-level Bosch twin ovens, space for American style fridge. Tall larger units, attractive floor tiling, modern downlighting, glazed door to utility. Open plan to a good sized dining area with powder coated dark grey by folding doors leading out to rear garden. The lounge area has a log burning stove, continuity of decoration and flooring from the main dining area. two anthracite radiators and uPVC double glazed patio doors leading through to garden room.

**Conservatory/Garden Room**

12'1" x 9'10" (3.70m x 3.0m)

Glazed to three sides, uPVC double glazed French doors leading out garden. Tiled floor radiator.

Utility Room

8'8" x 6'2" (2.65m x 1.90m)

The utility room has also been completely refurbished matching with the kitchen. Sink and drainer with mixer tap, attractive Carrara marble effect worktops, white metro style tiling, boxed In new combination boiler, engineered wood flooring, space for washing machine and tumble dryer. Half glazed door leading to garden, window to front.

First Floor Landing

A spacious landing with dormer window to front. New carpet, loft access, airing cupboard, radiator. White panel doors to all first floor rooms.

Bedroom 1

13'8" x 12'7" (4.17m x 3.86m)

A lovely double room. uPVC double glazed window to rear. New carpet, recently decorated, built-in wardrobes, radiator.

**En-Suite Shower Room**

Well appointed and good size en-suite shower. Comprising large shower enclosure with recess shower controls and overhead shower plus wall mounted body jets, wash hand basin insert to countertop with built-in storage beneath and concealed plumbing, mirror cabinet, wall hung wc with twin flush. Fully tiled, modern lighting, chrome radiator. uPVC double glazed window.

Bedroom 2

9'9" x 11'8" (2.98m x 3.58m)

A second double bedroom. Timber leaded window to front,. New carpet, radiator, redecorated throughout, large built-in wardrobe with sliding doors.

Bedroom 3

10'5" x 11'10" (3.20m x 3.63m)

A third double room. uPVC double glazed window to rear looking over the garden. New carpet, radiator, redecorated throughout.

**Bedroom 4**

12'4" x 8'9" (3.77m x 2.67m)

Presently used as a home office. Timber dormer window to front. New laminate flooring, contemporary decoration, radiator.

Bathroom

uPVC double glazed window. Comprising tile panelled bath, wash basin insert vanity unit with built-in storage, twin flush wc, corner shower enclosure. Tiled walls in white, vinyl flooring, radiator.

Front Garden

The property is at the end of the cul-de-sac with a long private sweeping driveway to number 14. It has excellent off-road parking for a number of cars plus access to the double garage and two large areas laid lawn and secure fencing to both sides. One with gate access to gas and electric metres externally Double garage.

Double Garage

Two up and over doors to front, half glazed door from rear garden.

Rear Garden

South facing rear garden, private and enclosed with fencing a large 'wrap' around garden. Predominantly south facing, two large areas of terrace, lawn to sides, large timber shed and raised bed.

Council Tax

Band H £3,561.98 p.a. (22/23)

Post Code

CF64 3JX

