

9 Redlands Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

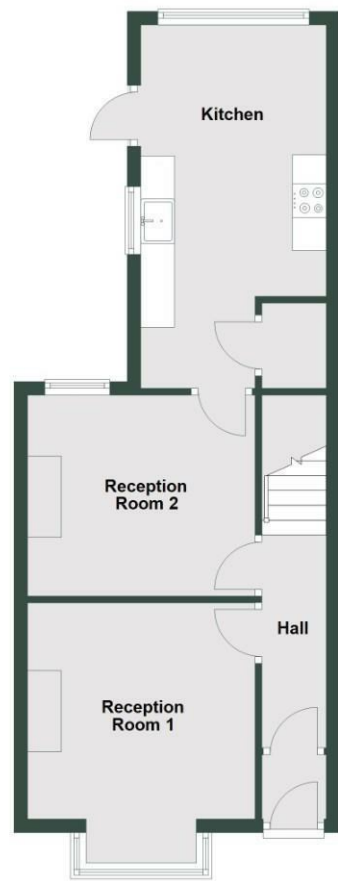
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Monday – Friday
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SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 928.6 sq. feet
9 Redlands Road

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£385,000

Situated approximately a mile from the town centre is this surprisingly spacious three double bedroom bay fronted mid terrace house. The property is a well planned and laid out house with rooms having good proportions, many character features but also upgraded to a very good standard. Comprises porch, hallway, two good reception rooms, large kitchen/breakfasting room, three double bedrooms and lovely bathroom with shower, large loft which will be very suitable for loft conversion, new roof in 2024. Front garden, rear garden potential for off road parking. Modern gas central heating, new flooring and carpets, new bathroom and kitchen, uPVC double glazing. Freehold.

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



uPVC double glazed traditional style front door giving access to porch.

Porch

Lovely original tiled floor, part glazed inner door to hallway.

Hallway

Beautifully presented, continuous original tiled floor from porch, stairs to first floor with carpet, stripped panelled doors to ground floor rooms, area for cloaks, column radiator, access to electric fuse box in a modern metal box.

Reception Room 1

14'9" x 11'10" (4.50m x 3.63m)

A spacious reception room. uPVC double glazed bay window to front. Original block flooring, period tiled fireplace, decorated in white, new radiator, picture rail.

Reception Room 2

11'4" x 12'7" (3.46m x 3.84m)

A lovely wide reception room. uPVC double glazed window looking onto garden. Stylishly presented, recently installed Hunter Stoves Parkray 4 Eco log burner with slate hearth, restored herringbone wood block flooring, new radiator, picture rail, stripped pine door to kitchen. This room was damp proofed and tanked in 2021.

Kitchen/Breakfasting

17'8" x 8'10" (5.40m x 2.71m)

Beautifully presented. Attractive shaker style units with solid oak worktops, sink and drainer. Integrated Zanussi grill and oven, induction hob, washing machine and dishwasher. New tiled floor, access to shelved pantry with gas meter, space for table and chairs. uPVC double glazed windows and doors to rear, new window to the rear (the large kitchen window was installed 2021).

First Floor Landing

Grey fitted carpet, painted handrail and balustrade, loft access, column graphite radiator, stripped original panelled doors to all first floor rooms, large loft (partly boarded, light).

Bedroom 1

11'8" x 13'9" (3.56m x 4.20m)

A large full width double bedroom. uPVC double glazed leaded window to front. Grey fitted carpet, modern radiator, period fireplace, picture rail, decorated in white, large fitted wardrobes.

Bedroom 2

11'7" x 9'11" (3.55m x 3.04m)

A second double bedroom. uPVC double glazed window to rear. Stylishly presented, painted floorboards, period fireplace, cupboard to one corner housing a modern combination boiler (installed in 2021), modern radiator, picture rail.

Bedroom 3

9'9" x 8'10" (2.98m x 2.71m)

A good size double bedroom. uPVC double glazed window to rear looking onto garden. Grey fitted carpet, decorated in white, radiator, modern cable connection.



Bathroom

7'2" x 5'3" (2.19m x 1.62m)

Completely renewed and beautifully presented. Comprising bath with shower over, clear toughened shower screen, chrome shower, attractive contemporary wash hand basin with build-in storage beneath and twin flush wc. Matching wall cupboard, chrome ladder radiator, beautiful pale grey and green contemporary tiling, mirror cabinet, modern down lighting, tiled floor. uPVC double glazed window with privacy glass.

Front Garden

Walled front garden with raised planter, paved access to front door.

Rear Garden

A good size rear garden which has been landscaped, rear deck, raised beds, attractive mature planting, traditional line post, new fencing, pedestrian gate to lane. There is potential to create off road parking, outside water tap and light.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2WD

