

18 Baron Road



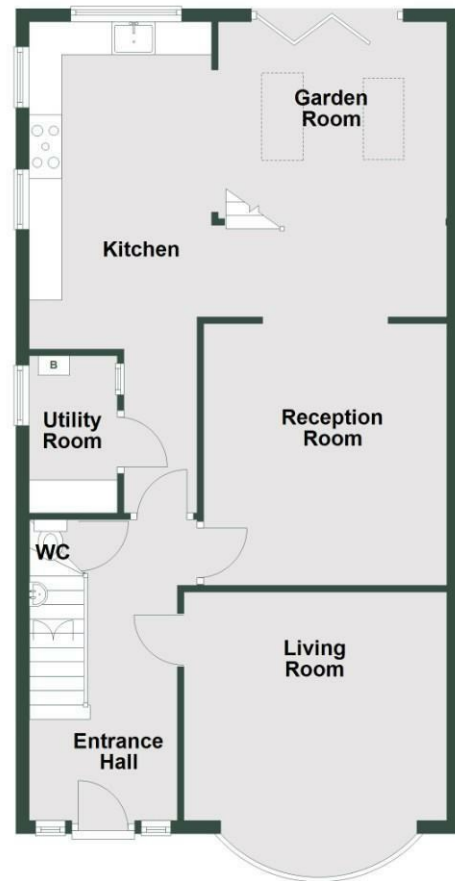
4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

All enquiries: 029 2070 7999  
Sales and general enquiries: info@shepherdsharpe.com  
Lettings enquiries: lettings@shepherdsharpe.com

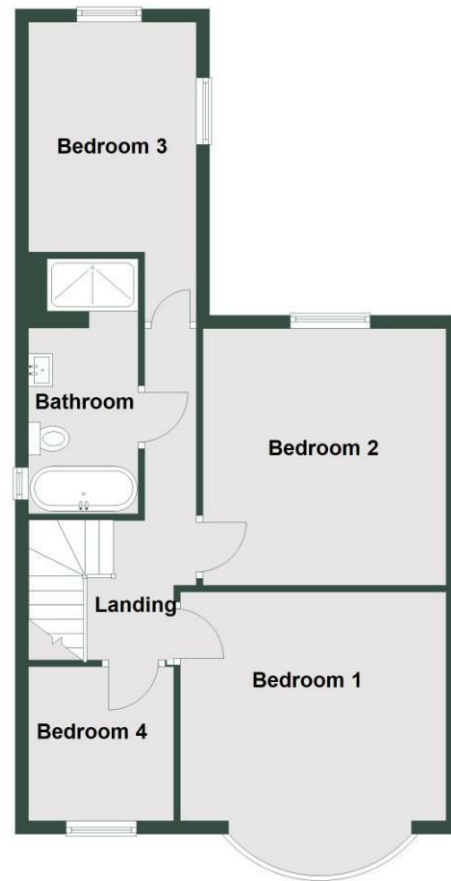
Monday – Friday  
9am – 5.30pm  
Saturday  
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 141.5 sq. metres (1523.4 sq. feet)  
**18 Baron Road**



18 Baron Road

Penarth CF64 3UD

£695,000

Situated in a sought after tree lined road close to local amenities is this much improved two storey extended 1930's red brick four bedroom semi detached house. Substantially improved and altered by the current owners to include a large single story rear kitchen addition plus a two story edition to the rear creating an additional bedroom. Comprises welcoming hallway, two lovely reception rooms, wc, utility room, large open plan kitchen with extended living area/snug, four bedrooms (three of which are doubles), large bathroom with separate shower. Many original features, period fireplaces, wooden floorboards, uPVC double glazing, gas central heating, replacement roof. Off road parking to front, private mature rear garden with large home office/garden room. Freehold.

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			
		72	81
England & Wales		EU Directive 2002/91/EC	



Painted panelled front door with double glazed refurbished stained glass panel to hallway.

#### Hallway

A lovely welcoming hallway, original wooden stripped oak floor, uPVC double glazed to front with original stained glass, radiator, decorated in pale grey, handrail and balustrade to first floor. Original panelled doors to all ground floor rooms.

#### W.C.

Compact wash hand basin and twin flush wc, both in white with chrome fittings. Access to remaining understairs storage, radiator, wood flooring, decorated in white with wall panelling to one side, extractor.

#### Reception Room 1

13'10" (into bay) x 13'1" (4.23m (into bay) x 4.0m )

A lovely reception room. uPVC double glazed to bay window to front with white shutters. Fireplace with slate hearth, wooden flooring, picture rail, cornice, radiator.

#### Reception Room 2

13'2" x 12'2" (4.02m x 3.71m)

A second reception room. Original wood flooring, log burning stove with slate hearth, decorated in white throughout, contemporary column radiator. Wide opening through to the large single story addition/kitchen/living.

#### Lobby Area

Access to kitchen via a lobby area, lovely period tiled floor, door to utility room.

#### Utility Room

7'10" x 3'11" (2.40m x 1.20m)

Tiled floor, space for washing machine and tumble dryer, two eye level cupboards, access to boiler, area for recycling/storage. uPVC double glazed window to side, wide opening into a large kitchen/living.

#### Kitchen/Living

18'8" x 16'2" (5.70m x 4.94m)

The kitchen is fitted with painted shaker style units, dark granite worktop, built under China sink with cut away drain and mixer tap. Integrated gas five burner hob, extractor, matching oven and grill, integrated dishwasher. Metro style white tiling, attractive lighting and down lighters, glazed balustrade and three steps and lead down to an informal snug with tiled floor. Bi-fold powder coated aluminium doors leading out to rear garden, three uPVC double glazed windows, vaulted ceiling with two large skylights. Concealed storage beneath the subfloor access from the snug area.

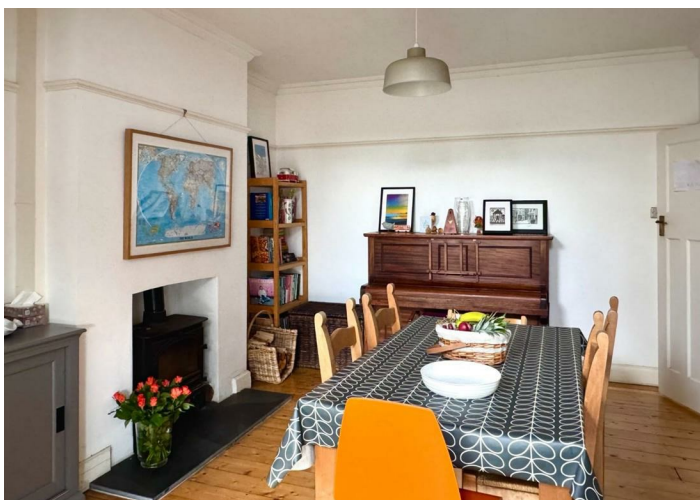
#### First Floor Landing

A bright landing, decorated in pale grey, white painted woodwork and original panelled doors, uPVC double glazed window to side, carpet.

#### Bedroom 1

13'10" (into bay) x 13'1" (4.24m (into bay) x 3.99m)

uPVC double glazed bay window to front with stained glass panels and white shutters. Decorated in white, carpet, radiator, picture rail.



#### Bedroom 2

12'11" x 12'1" (3.96m x 3.69m)

A second double bedroom. uPVC double glazed window to rear. Period fireplace, carpet, radiator, picture rail, cornice.

#### Bedroom 3

10'8" x 8'0" (3.27m x 2.46m)

Forming part of the two story rear extension. A good sized third double bedroom. Two uPVC double glazed windows. Pale decoration, picture rail, carpet, radiator.

#### Bedroom 4

7'4" x 7'5" (2.25m x 2.27m)

The smallest of the bedrooms but still a good size single bedroom. uPVC double glazed window to front with stained glass panels. Carpet, radiator, decorated in pale grey, picture rail, small loft access.



#### Bathroom

5'2" x 12'10" (1.60m x 3.92m )

The bathroom has been enlarged by utilising some of the extension. Comprises freestanding bath, wash hand basin, wc, large fully tiled wet room area. Attractive limestone tiling, contemporary chrome fittings, mirror cabinet, ladder radiator. uPVC double glazed window to side.

#### Front Garden

Attractive frontage with block paviour driveway, off road parking for one car, established planting with a variety of mixed shrubs and small trees, access to side of the property via paviour pathways and sturdy lockable side gates, water tap.

#### Rear Garden

Private and enclosed west facing rear garden, extensive mature planting, lawn, terrace, large summer house/home office.

#### Home Office

9'6" x 14'6" (2.91m x 4.42m)

Timber built double glazed home office/garden room, glazed to two sides with French doors to one elevation, wooden floor, power.

#### Council Tax

Band F £3,266.15 p.a. (26/27)

#### Post Code

CF64 3UD

