

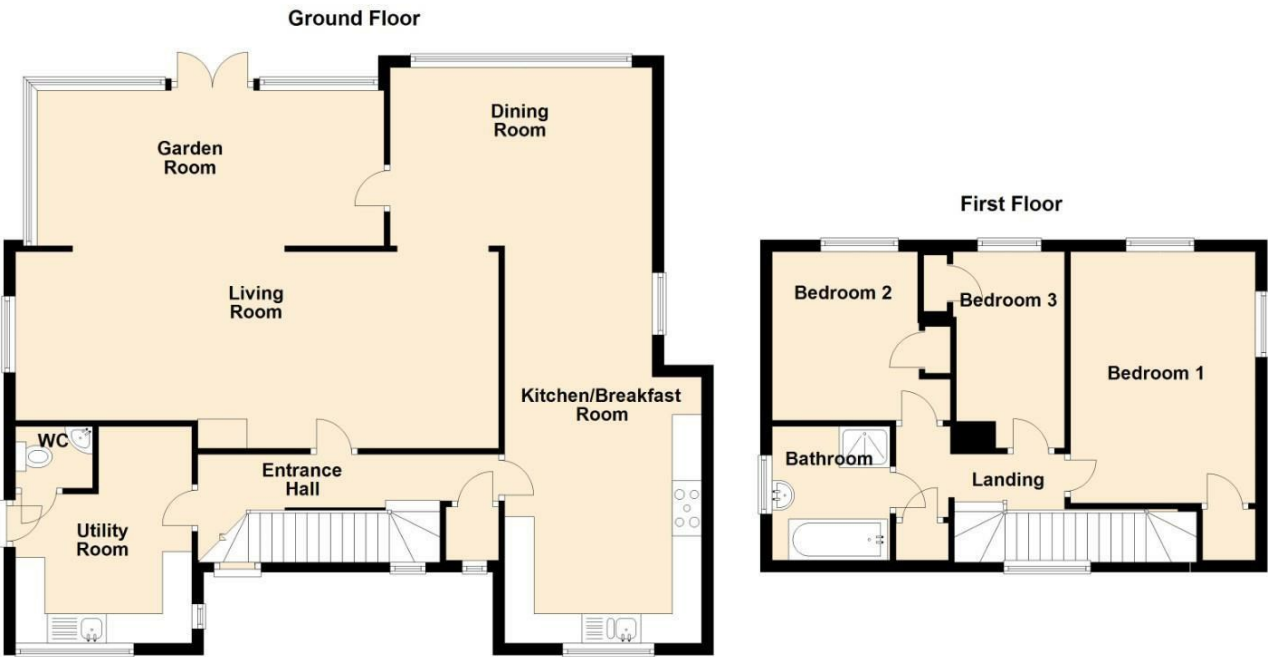
30 Britten Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Lettings enquiries: lettings@shepherdsharpe.com

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




30 Britten Road

Penarth CF64 3QJ

£675,000

An extended three bedroom detached house found on an extremely large plot with great further potential. Currently the property has been quite significantly extended, largely on the ground floor and comprises central hallway with walk-in cloaks/storage, spacious living room, large conservatory leading out to garden, part open plan to dining area, extended kitchen, utility room and wc. Three bedrooms, and bathroom to first floor, potential to convert loft or side extend. Excellent off road parking for 4 plus cars with 'in and out' drive, garage, large rear garden. Gas central heating, uPVC double glazing. Catchment for Evenlode and Stanwell schools. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Traditional, composite double glazed front door to hallway.

Hallway

Two double glazed windows to front. Light and bright, laminate flooring, radiator, under stairs storage, access to gas and electric meters, large cloaks cupboard/boot room with uPVC double glazed window to front, radiator, carpeted staircase to first floor.

Lounge

26'10" x 10'11" (8.20m x 3.33m)
uPVC double glazed window to side, wide opening through to dining room, open plan through to large conservatory with view of large garden. Traditional fire surround with log burner, slate hearth, carpet.

Conservatory

8'6" x 19'3" (2.60m x 5.87m)
Mostly rendered internally, glazed to three sides with six opening uPVC fan lights, French doors leading out to steps and garden. Carpet, power.

Dining Room

14'0" x 9'10" (4.27m x 3.02m)
uPVC double glazed window to rear looking out onto landscaped garden and water feature. Carpet, radiator, door to conservatory. Open plan to large modern kitchen/breakfasting.

Kitchen

22'9" max x 10'10" (6.95m max x 3.32m)
Extended, uPVC double glazed window to front and side. The kitchen has a tiled floor with underfloor heating, informal eating/breakfast bar area plus additional informal living area. A quality 'in frame' shaker style oak finish kitchen with stainless steel door furniture, contrast granite work tops, composite sink with half bowl and drainer, mixer tap. Built-in appliances include mirror finish Hotpoint dishwasher, space for fridge/freezer, modern down lighting.

Utility

9'6" x 11'8" (into recess) (2.91m x 3.56m (into recess))
uPVC double glazed window to front, uPVC double glazed door to side, access to wc. Recently refurbished and upgraded. Comprises floor standing eye level cupboards in pale grey, co-ordinating work top, composite Franke sink. Mosaic tiling to splash back, space and plumbing for washing machine, additional space for dishwasher, tumble dryer and freezer, area for cloaks/storage.

W.C.

Tiled floor, corner wash basin and twin flush wc all in white. Contemporary tiling, ladder radiator.

First Floor Landing

A bright and light landing, uPVC double glazed window to front. Carpet, radiator, airing cupboard with shelving and hot water tank, loft access.

Bedroom 1

14'1" x 9'11" (4.31m x 3.03m)
Dual aspect. uPVC double glazed window to side and rear. Carpet, radiator, large walk-in wardrobe.



Bedroom 2

9'10" x 9'4" (3.0m x 2.87m)
uPVC double glazed window to rear. Carpet, radiator, fitted wardrobe with eye level storage.

Bedroom 3

11'1" x 6'5" (3.39m x 1.97m)
A single room. uPVC double glazed window to rear. Drop down ladder to loft, carpet, radiator, built-in wardrobe.

Bathroom

Fully tiled, comprising panelled bath, wash basin, separate shower and wc all in white. Ladder radiator, underfloor heating. Two uPVC double glazed windows.

Front Garden

The property is set on a wide plot with good frontage, 'in and out' driveway with off road parking for 4 plus cars, two areas with block paviour hardstand, elsewhere flint gravel and traditional beds. Side driveway with access to detached single garage.

Garage

Single garage .

Rear Garden

Large private rear garden, laid to lawn, water feature, timber deck and storage shed.

Council Tax

Band G £2,968.32 p.a. (22/23)

Post Code

CF64 3QJ

