

4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

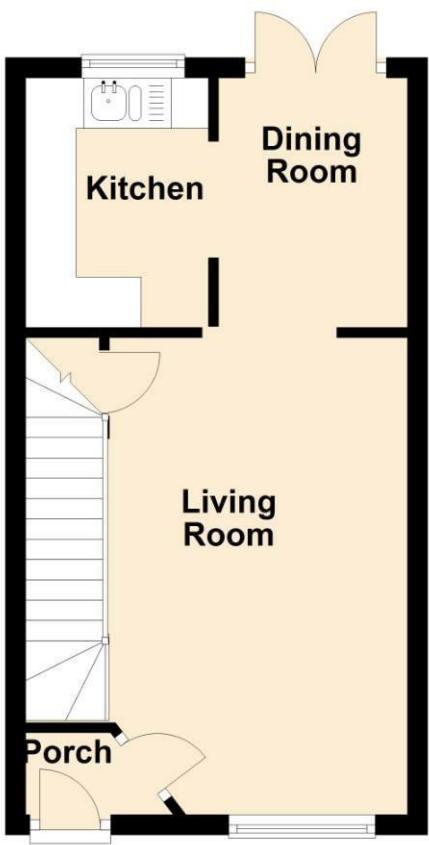


**All enquiries:** 029 2070 7999  
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**Lettings enquiries:** lettings@shepherdsharpe.com

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

**SHEPHERD SHARPE**

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



37 Anchor Road

Penarth Marina CF64 1SL

£275,000

A well positioned two bedroom mid link house with water views, built in 2001 by Taylor Woodrow. The property does require some upgrading and this is reflected in the realistic asking price. Comprises porch, open plan living room with stairs to first floor, dining area and oak fitted kitchen, two double bedrooms both with built-in wardrobes, glass fronted balcony off the principal bedroom which looks onto the river and beyond and bathroom. uPVC double glazing, gas central heating. Front and rear gardens. Freehold. NO CHAIN.



Part glazed front door to porch.

#### Porch

Door to lounge.

#### Lounge

22'11" x 12'3" (7.00m x 3.75m)

uPVC double glazed window to front. Laminate flooring, open plan to first floor, large understairs cupboard, two radiators. Archway leading through to dining room.

#### Dining Room

8'0" x 6'0" (2.45m x 1.83m)

uPVC double glazed French doors overlooking rear garden. Amtico tile effect flooring, radiator. Opening through to kitchen.



#### Kitchen

8'0" x 6'0" (2.44m x 1.83m )

Original oak panelled kitchen with dark contrast work tops, cream tiled splash backs, stainless steel half bowl and drainer with mixer tap. Plumbing for washing machine, space for fridge/freezer, built-in oven, hob and cooker hood, Amtico tile effect flooring, boxed in modern combination boiler. uPVC double glazed window to rear.

#### First Floor Landing

Access to loft, carpet. Veneered doors to all first floor rooms.

#### Bedroom 1

10'0" x 8'2" (3.07m x 2.49m)

A principal double bedroom. uPVC double glazed French doors leading out onto glass fronted balcony with great views of the river. Two built-in wardrobes, carpet, radiator.



#### Bedroom 2

10'2" x 8'0" (3.10m x 2.46m )

Second double bedroom. uPVC double glazed window to front. Built-in wardrobe, over stairs cupboard, carpet, radiator.

#### Bathroom

Original modern white suite comprising panelled bath, shower screen, wash basin and wc. Extractor fan, shaver point, radiator.

#### Front

Open frontage with allocated parking, access to gas and electric meters.

#### Rear Garden

Walled private garden looking on the river.

#### Council Tax

Band TBC

#### Post Code

CF64 1SL

