

4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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



SHEPHERD SHARPE

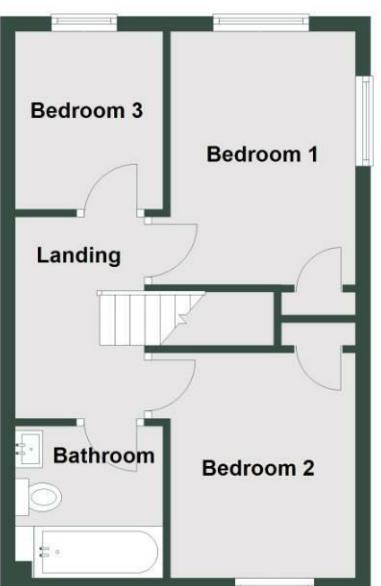
**Ground Floor**



Total area: approx. 76.4 sq. metres (822.0 sq. feet)

**34 Brockhill Way**

**First Floor**



## 34 Brockhill Way

Penarth CF64 5QD

£385,000

A modern three bedroom detached house situated on a small modern development in lower Penarth, close to Cosmeston Country Park and cliff top walk. The property is in need of some minor upgrading but has good potential. Comprises hallway, lounge, kitchen/breakfasting room, conservatory, three bedrooms (two with built-in wardrobes) and modern bathroom. Front garden with driveway for two cars, garage and private compact rear garden. Gas central heating, uPVC double glazing. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



uPVC double glazed panelled front door to hallway.

#### Hallway

Oak effect laminate floor, panel for security alarm. White panelled doors to ground floor rooms.

#### Lounge

14'0" x 14'10" (4.28m x 4.54m)

A bright and light L shaped room. uPVC double glazed windows to front and side. Oak effect laminate flooring, radiator, traditional fire surround with contemporary fire (untested), contemporary decoration, coved ceiling, boxed in fuse box.

#### Kitchen/Dining Room

14'9" x 10'1" (4.52m x 3.09m)

A good size kitchen/breakfast room. uPVC double glazed patio door leading to conservatory. Fitted kitchen in white with contrasting worktops and tiling, sink with half bowl and drainer. Space for gas cooker, washing machine, fridge and freezer. Slate tiled floor, boxed in Worcester Bosch combination boiler, chrome switches and sockets, radiator.



#### Conservatory

11'0" x 8'8" (3.36m x 2.65m)

uPVC double glazed conservatory with polycarbonate roof panels, lighting with fan radiator, laminate floor, power point.

#### First Floor Landing

Carpet, radiator, coved ceiling. Painted white panelled doors to all first floor rooms.

#### Bedroom 1

10'9" x 8'2" (3.30m x 2.50m)

uPVC double glazed window to side. Oak effect laminate flooring, radiator, attractively decorated, built-in fitted wardrobe.

#### Bedroom 2

9'7" x 8'1" (2.94m x 2.47m)

uPVC double glazed window to rear. Carpet, radiator, built-in wardrobe, deep airing cupboard/overstairs store cupboard, radiator.

#### Bedroom 3

A single bedroom. uPVC double glazed window to front. Carpet, radiator.



#### Bathroom

Recently refurbished. Comprising panelled bath with clear shower screen and rainfall shower fitting, plus sliding shower attachment, close coupled wash hand basin and wc with contemporary built-in storage. Chrome fittings, chrome ladder radiator, attractive tiling, contrast flooring and wall coverings. uPVC double glazed window.



#### Front Garden

Attractive frontage, driveway to side with parking for two cars, access to semi detached garage.

#### Garage

Single garage with up and over door to front.

#### Rear Garden

Private and enclosed rear garden with patio, side access, partly laid to lawn, bin storage/refuse area, water butt, outside lighting and power.



Council Tax

Band E £2,596.01 p.a. (25/26)

