

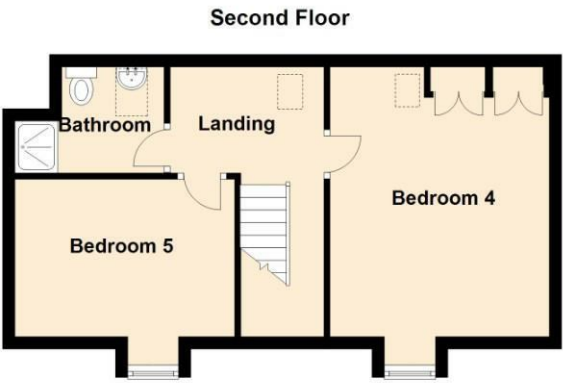
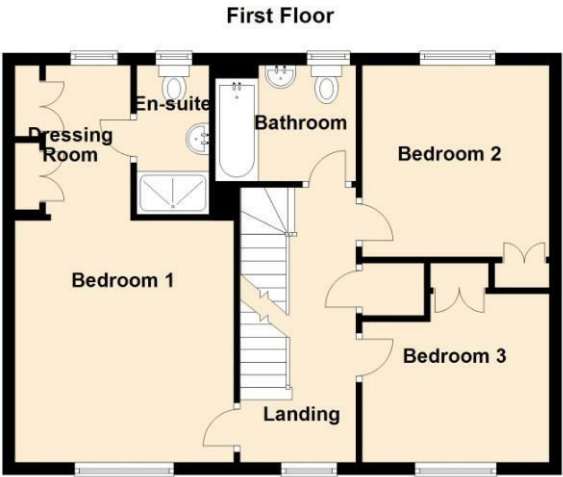
53 Cae Canol



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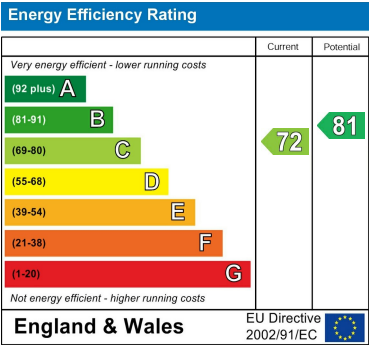


53 Cae Canol

Penarth CF64 3RL

£650,000

A Griffith style five bedroom detached house which has been extended now offering approximately 1800 sq.ft. plus garage. A rare style of property found in a quiet location looking across the green. In catchment for Evenlode and Stanwell schools. Much improved and beautifully presented. Comprises central hallway with deep under stair storage, wc, sitting room, large living room, stunning open plan lounge/dining/kitchen, utility room. To first floor there are three double rooms, dressing area and en-suite and family bathroom. To second floor there are two further double bedrooms and shower room. Good off road parking to front, single garage. South facing landscaped rear garden. uPVC double glazing, gas central heating, wooden flooring and tiled floor. Freehold. NO FORWARD CHAIN.



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Composite panelled front door to hallway.

Hallway

A bright central hallway, beautiful tiled floor, traditional balustrade to first floor, radiator, panel for alarm, deep under stairs storage. Moulded panelled doors to all ground floor rooms.

W.C.

Low level wc with twin flush, wash basin with storage beneath, extractor, radiator, tiled floor and splash back.

Sitting Room/Play Room

9'11" x 9'4" (3.04m x 2.86m)

uPVC double glazed window to front. Tilled floor, radiator.

Open Plan Living/Dining

29'3" x 11'7" (8.92m x 3.55m)

A stunning open plan room which has been extended at the rear. Double glazed uPVC windows to front and three fi-folding white powder coated doors with integrated blinds to rear, velux window to vaulted roof slope. Beautifully finished throughout, tiled floor, log burner, two radiators, down lighting throughout, pre-wired for TV, AV front and rear facing speakers.

Kitchen

18'7" x 13'7" (5.68m x 4.15m)

Open plan to the living/dining. Two uPVC double glazed windows to rear, one full height plus velux window to vaulted ceiling. The kitchen has been replaced with flat fronted pale wooden effect units with high quality contrast quartz work top, sink with half bowl and drainer, lever mixer tap with adjustable nozzle. Metro style white tiling, brushed stainless steel sockets and switches. Five burner Bosch gas hob with curved glass and stainless steel extractor, two large pan drawers beneath, split level Bosch fan assisted oven and grill, separate Zanussi microwave, integrated dishwasher and Siemens fridge/freezer with ice machine. Tiled floor, modern lighting, two velux window to roof slope.

Utility Room

6'10" x 5'4" (2.10m x 1.63m)

A useful space. Tiled floor, access to fuse box, matching units from kitchen with quartz work top, Franke sink and drainer with lever mixer tap, white tiling, plumbing for washing machine, space for fridge/freezer, radiator. Composite part glazed door to side.

First Floor Landing

Carpet, airing cupboard with insulated tank and shelving, radiator, panelled doors to all first floor rooms. uPVC double glazed window to front.

Bedroom 1

12'11" x 11'11" plus additional dressing area (3.96m x 3.64m plus additional dressing area)

A lovely double room. uPVC double glazed window to front. Wooden flooring, radiator. Wide opening through to dressing area.

Dressing Area

4'9" x 8'4" (1.45m x 2.56m)

Large built-in wardrobes in white with two mirror sections, wooden flooring, radiator. uPVC double glazed window to rear.



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En-Suite

8'3" x 3'10" (2.53m x 1.18m)

Comprising shower enclosure with folding doors, wash basin with lever mixer tap and storage beneath, dual flush wc. Contrast floor tile, radiator, extractor, shaver point. uPVC double glazed window to rear.

Bedroom 2

10'0" x 9'2" (3.07m x 2.80m)

uPVC double glazed window to front. Wooden flooring, radiator.

Bedroom 3

10'0" x 10'2" (3.07m x 3.11m)

A good size double room. uPVC double glazed window to rear. Wooden flooring, radiator.

Bathroom

Beautifully presented. Comprising panelled bath, wash basin and wc all in white. White tiling, contrast Amtico flooring, radiator, mirror cabinet, extractor, shaver point. uPVC double glazed window to rear.

Second Floor Landing

Laminate flooring, radiator, access to additional loft area. Velux window to rear.

Bedroom 4

11'8" x 14'5" (3.58m x 4.40m)

uPVC double glazed window to front, velux window to rear with blind. Two fitted wardrobes, access to remaining loft areas, wooden flooring, radiator, loft access.

Bedroom 5

11'11" x 8'8" (3.65m x 2.65m)

uPVC double glazed window to front. Wooden flooring, radiator, access to remaining loft area.

Shower Room

8'7" x 4'5" (2.63m x 1.36m)

Velux window to rear. Shower enclosure with satin chrome finish, twin flush wc and pedestal wash basin both in white with chrome fittings. White tiled splash back, contrast Amtico flooring, shaver point, radiator, extractor.

Front

Small area of garden with two seating areas.

Side

Wide block paviour driveway, parking area for three cars, access to single garage, access to gas and electric meters, outside lighting. Side gate to rear.

Garage

11'7" x 8'4" (3.54m x 2.55m)

Up and over door, power and lighting.

Rear Garden

A private southerly facing rear garden with large natural stone terrace, outside lighting and area to lawn, timber shed, area for recycling.

Council Tax

Band G £2,966.32 p.a. (22/23)

Post Code

CF64 3RL

