

32 Grove Terrace



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

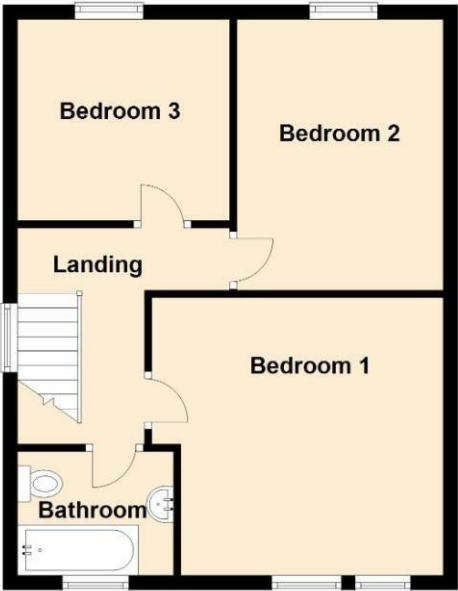
SHEPHERD SHARPE



Ground Floor



First Floor




32 Grove Terrace

Penarth CF64 2NG

Price Guide

£500,000

A unique three bedroom cottage found at the end of Grove Terrace. Set well back from the road with good off road parking and front garden. This property has lots of character and great potential. The property is set on a very good plot with a large private south west facing garden. It does require upgrading and investment but offers high potential to further extend (subject to planning approval). Comprises hallway, two reception rooms, kitchen, utility area, downstairs wc, landing, three bedrooms and bathroom. Gas central heating with new combination boiler (installed 2024), uPVC double glazing. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Pretty original front door with circular stained glass window leading to hallway,

Hallway

Traditional balustrade to first floor with storage beneath, access to gas and electric meters, carpet, radiator, cornice.

Reception Room 1

13'2" x 15'5" (into bay) (4.03m x 4.71m (into bay))

A pretty room. uPVC double glazed bay window to front. Carpet, radiator, tiled fireplace, cornice.

Reception Room 2

12'7" x 11'8" (3.86m x 3.57m)

A bright and light west facing room looking onto the rear garden. uPVC double glazed patio doors to rear. Open fireplace, carpet, radiator, coving, access to under stairs storage. Door to kitchen.

Kitchen

12'7" x 7'3" (3.86m x 2.21m)

The kitchen requires refurbishment and upgrading presently a galley style kitchen but could be knocked through or extended. Floor standing and high level cupboards, quarry tile flooring. Window to rear, door leading out through to utility and wc.

Utility/W.C.

Requires refurbishment but a useful space with polycarbonate double glazed panelling to roof and uPVC double glazed window and door leading out to garden. Quarry tiled floor, base unit with sink and drainer, plumbing for washing machine, gas point, cupboard. Doorway through to cloaks, wc and wash hand basin.

First Floor Landing

uPVC double glazed window to side. Traditional handrail and balustrade, carpet, radiator, loft access. Original panelled doors to all first floor rooms.

Bedroom 1

13'3" x 12'5" (4.05m x 3.80m)

A good double bedroom. uPVC double glazed windows to front. Carpet, radiator.

Bedroom 2

12'7" x 9'6" (3.85m x 2.90m)

A second double bedroom. uPVC double glazed window to rear. Carpet.

Bedroom 3

9'7" x 9'2" (2.93m x 2.81m)

A good size third bedroom, not a typical single room. uPVC double glazed window to rear. Carpet, radiator, newly installed Worcester Bosch boiler (2024).

Bathroom

6'10" x 5'7" (2.10m x 1.72m)

Requiring refurbishment and upgrading. uPVC double glazed window to front. Comprising panelled bath with electric shower over, wash basin and wc. Part tiled walls, radiator.

Front Garden

Set well back from Grove Terrace with excellent front garden and parking for one car, there is probably potential for an additional parking space if required, side access to the rear garden.



Rear Garden

A lovely private south west facing rear garden, summerhouse, outbuilding, water feature, patio, terrace, traditional lamppost.

Council Tax

Band E £2,290.68 p.a. (23/24)

Post Code

CF64 2NG

