

25 Willow Close



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

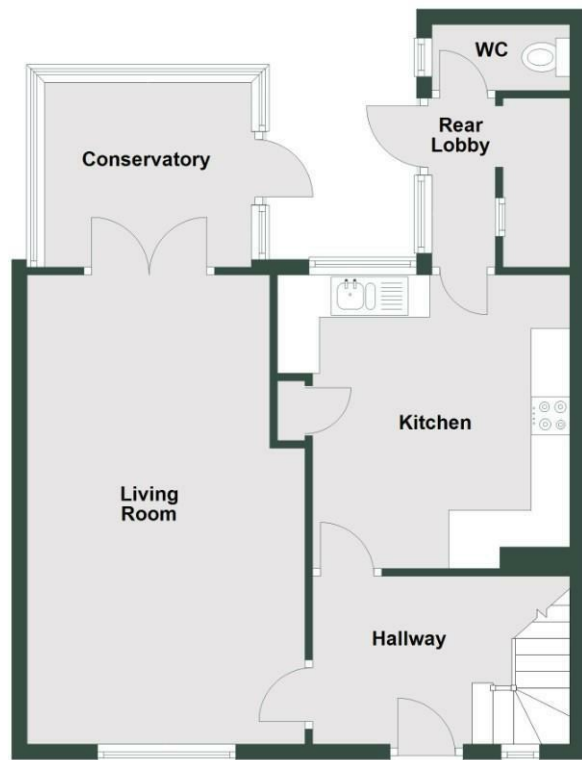
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
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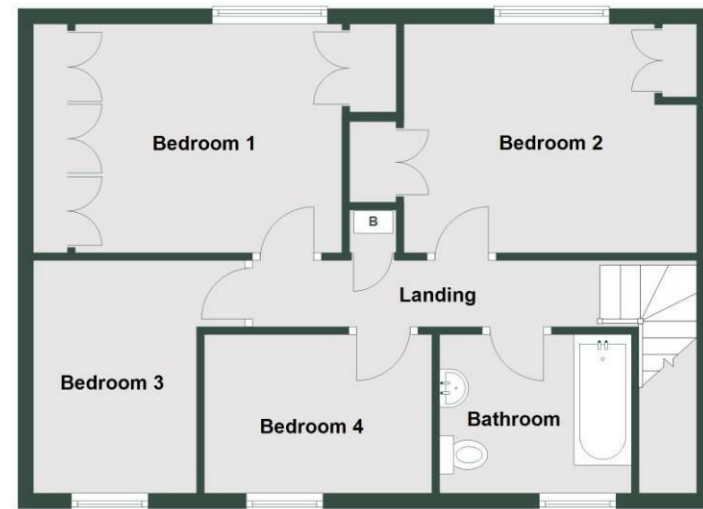
**SHEPHERD SHARPE**



**Ground Floor**



**First Floor**



Total area: approx. 108.7 sq. metres (1169.7 sq. feet)  
**25 Willow Close**

## 25 Willow Close

Penarth CF64 3NG

**£369,950**

A four bedroom mid terraced house located at the head of a cul-de-sac in a popular area in Penarth, close to all local services, school and transport links. Comprises central hallway, living room, conservatory, kitchen, rear lobby/storeroom and wc to ground floor. Four bedrooms and bathroom to first floor. Lawned front garden with off road parking for two cars, covered walk way to large private rear garden. uPVC double glazing, gas central heating. 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		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 25 Willow Close



Front door into central hallway.

### Hallway

Window to front. Wood effect flooring, downstairs store cupboard, radiator. Doors to all ground floor rooms. Stairs to first floor.

### Living Room

20'2" x 10'4" (6.17m x 3.16m)

A through room. Window to front. Coal effect gas fire with marble effect surround and hearth, radiator. Doors into the conservatory.

### Conservatory

8'8" x 7'9" (2.66m x 2.38m)

uPVC double glazed conservatory. Wood effect flooring, radiator, power. Door to rear garden.

### Kitchen

12'4" x 11'2" (3.77m x 3.42m)

A good size kitchen. Window to rear. Fitted kitchen with a range of base and matching wall units, marble effect worktop, breakfast bar with seating for two, stainless steel sink and drainer with mixer tap. Electric hob, oven, extractor fan, space and plumbing for washing machine, built-in fridge/freezer. Tiled splashback and floor, pantry with shelving, radiator. Door to rear lobby.

### Rear Lobby

Window to side. Useful storage area. Door to rear garden.

### W.C.

Opaque window to side. High level cistern wc.

### First Floor Landing

Carpet, cupboard housing boiler. Doors to all first floor rooms.

### Bedroom 1

12'6" x 9'8" (3.83m x 2.96m)

A good sized double bedroom. Window to rear. Fitted wardrobes to one wall, wood effect flooring, radiator, additional built-in wardrobes with storage over.

### Bedroom 2

12'8" (max) x 9'8" (3.88m (max) x 2.95m)

A second double bedroom. Window to rear. Built-in wardrobe, storage over single bed and shelving to side, wood effect flooring, radiator, further built-in wardrobe.

### Bedroom 3

10'2" x 7'0" (3.12m x 2.15m)

A good size third bedroom. Window to front. Wood effect flooring, radiator, loft access.

### Bedroom 4

10'0" x 6'11" (3.07m x 2.13m)

A single bedroom. Window to front. Wood effect flooring, radiator.

### Bathroom

8'2" (max) x 6'11" (2.49m (max) x 2.11m)

Comprising panelled bath with shower over, folding shower screen, pedestal wash basin and wc. Fully tiled walls, wood effect flooring, radiator. Opaque window to front.

### Front Garden

A good sized lawned front garden, off road parking for two cars, door giving access to covered walk way to the rear garden.



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### Rear Garden

A lovely private garden, paved patio, lawn, deep well stocked borders with mature planting, outside tap and useful large storeroom.

### Council Tax

Band D £2,216.18 p.a. (26/27)

### Post Code

CF64 3NG

