

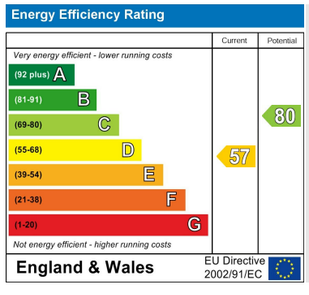
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



Total area: approx. 107.1 sq. metres (1153.1 sq. feet)
16 Railway Terrace



SHEPHERD SHARPE



16 Railway Terrace

Dinas Powys CF64 4LJ

£285,000

A pretty stone fronted three bedroom cottage. Comprising porch, large open plan lounge/dining room (previously two separate reception rooms), good size kitchen/breakfast area and ground floor shower room. There are two double bedrooms to first floor, a spacious landing with an open staircase to large bedroom. Small front garden, south facing rear garden with useful store shed/small garage. The owners currently rent some land from the railway authorities which offers two car parking spaces at the rear. Gas central heating, many uPVC double glazed windows. Freehold.









Small front garden providing good privacy to the house and access to porch.

Porch
uPVC double glazed door, window to front, tiled floor.

Lounge/Dining Room
23'6"x 15'2" (7.18mx 4.64m)
A spacious open plan room previously two separate rooms. uPVC double glazed windows to front and rear looking into the kitchen. Attractively presented and decorated, wood effect herringbone block flooring, decorated in neutral colours, boxed in electric and gas meters, enclosed staircase to first floor, two large radiators.

Kitchen/Breakfasting
14'1" (max) x 13'11" (max) (4.30m (max) x 4.26m (max))
Forming part of a substantial full width extension. Comprising a range of floor standing and eye level kitchen cupboards which have been painted in contemporary dark green, contrast wood effect worktops, sink and drainer with half bowl and mixer tap. Gas hob, electric oven with grill, plumbing for 450 dishwasher and washing machine. Useful wrap around countertop bar, informal seating, tiled floor, large radiator. Two roof lights provide additional light, uPVC double glazed window and door leading out to garden, door to shower room.

Shower Room
7'5" x 6'0" (2.27m x 1.84m)
Previously a bathroom now converted to a shower room. Comprising shower enclosure finished in black, Triton electric shower, limestone effect wall boarding, wash hand basin with mix tap and wc. Mirror cabinet, limestone effect vinyl flooring, shelved store cupboard, matching black accessories and towel rail. uPVC double glazed window.

First Floor Landing
A spacious landing. uPVC double glazed window to front, leaded uPVC double glazed window to rear. Carpet, radiator, open tread hardwood staircase leading up to loft room.

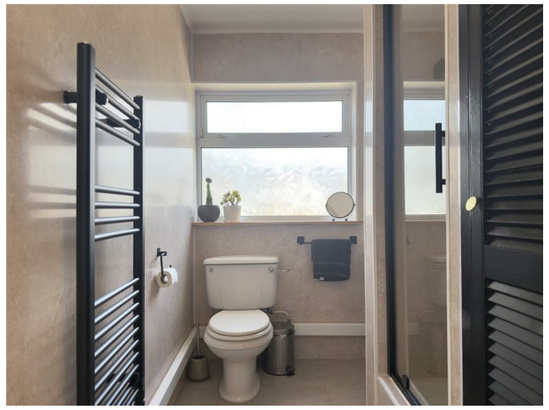
Bedroom 1
12'2" x 11'3" (3.72m x 3.45m)
The larger of the two bedrooms. uPVC double glazed window to rear with a pretty wooded aspect. Original stripped wooden floorboards, radiator, decorated in contemporary style.

Bedroom 2
9'2" x 10'5" (2.80m x 3.20m)
uPVC double glazed window to front. Laminate floor, radiator, two large built-in wardrobes.

Bedroom 3
13'6" x 9'8" (4.13m x 2.96m)
A spacious loft room with large dormer to rear with elevated views looking across countryside and woodland. Laminate floor, radiator, built-in storage and wardrobes.

Front Garden
Walled front garden providing good privacy to the property.

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Rear Garden
A private south facing rear garden, mostly paved with retaining raised beds, covered walkway leading to a rear gate and service lane.

Outbuilding/Garage
11'11" x 13'11" (3.65m x 4.25m)
Suitable for a small car, or presently used for storage, secure roller shutter door.

Additional Information
The sellers rent a parking space which is loated at the rear of the property from the Railway Authority for £150 p.a.

Council Tax
Band D £2,207.54 p.a. (26/27)

Post Code
CF64 4LJ