

20 Bittern Way

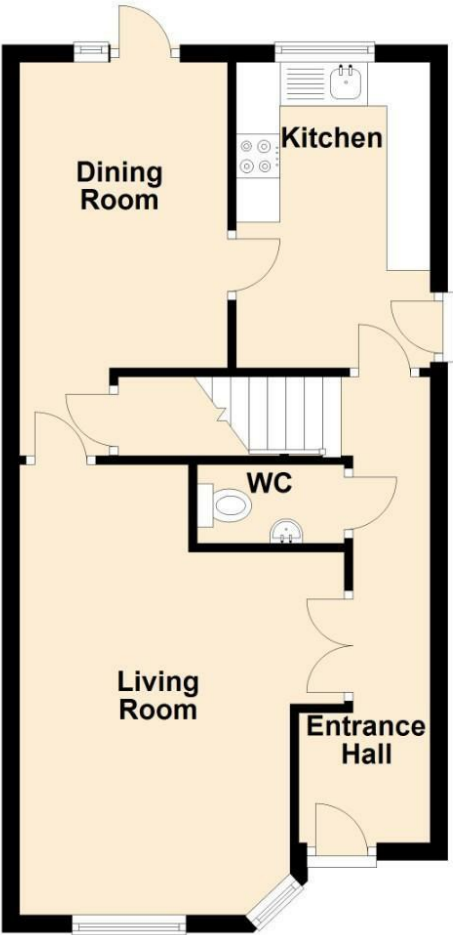
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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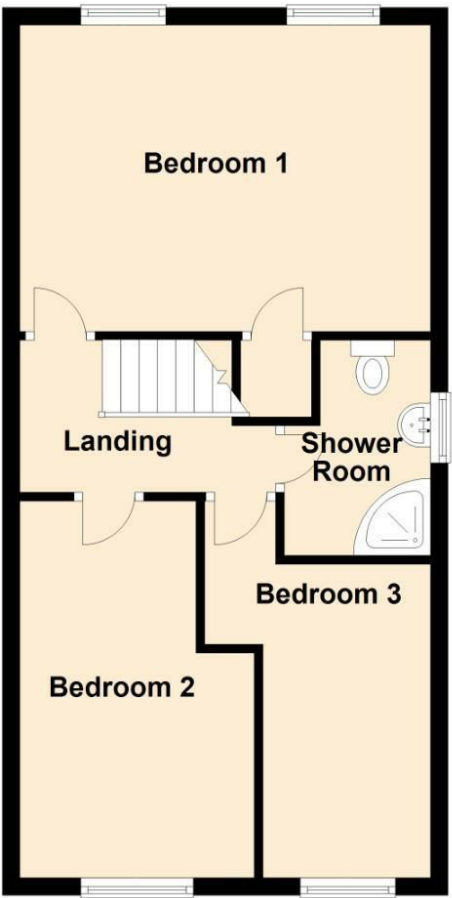
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



20 Bittern Way

Penarth CF64 5FS

£420,000

A larger style three bedroom detached house with garage found a short walk from the cliff top and Cosmeston Country Park. In catchment for Evenlode and Stanwell schools. The property requires some cosmetic upgrading but offering great potential. Comprises open porch, hallway, wc, lounge, dining room, kitchen, three bedrooms and shower room. Off road parking, garage, front and rear gardens. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 door to hallway.
Hallway
Wood effect vinyl flooring, radiator, double glazed window to side. Glazed double doors to lounge.
W.C.
Original wash basin and wc, vinyl flooring.

Lounge
10'2" x 16'11" (max) (3.10m x 5.18m (max))
Two uPVC double glazed windows to front. Contemporary electric fire in stainless steel, radiator. Door through to dining room.

Dining Room
7'8" x 11'6" (2.36m x 3.52m)
uPVC double glazed door and full height window to rear. Carpet, radiator, access to under stairs storage.

Kitchen
11'4" x 7'3" (3.46m x 2.23m)
uPVC double glazed window to rear and part glazed door to rear garden. Original kitchen which requires some upgrading, could be easily knocked through to dining room. Plumbing for washing machine, space for cooker, Baxi boiler, boxed in water meter.

First Floor Landing
Carpet.

Bedroom 1
15'7" x 11'6" (4.75m x 3.53m)
Two uPVC double glazed windows to rear with good view of the garden. Carpet, two radiators, airing cupboard with insulated tank and shelf.

Bedroom 2
14'4" x 8'9" (4.38m x 2.68m)
uPVC double glazed window to front. Carpet, radiator, loft access.

Bedroom 3
6'5" x 5'4" (1.96m x 1.65m)
uPVC double glazed window to front. Carpet, radiator.

Shower Room
Formerly the bathroom. Comprising tiled shower enclosure with electric Mira shower, wash basin and wc all in white. White tiling, vinyl flooring, radiator. uPVC double glazed window.

Front Garden

Rear Garden
A secluded and private garden with block paviour terrace and pathways, gated side access to front, fencing to three sides, well planted borders with mature planting, lawn, outside water supply.



Council Tax
Band E £2,176.77 p.a. (22/23)
Post Code
CF64 5FS

