

4 Andrews Buildings
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9am – 5.30pm
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SHEPHERD SHARPE



56 Redlands Avenue

Penarth CF64 2QU

£495,000

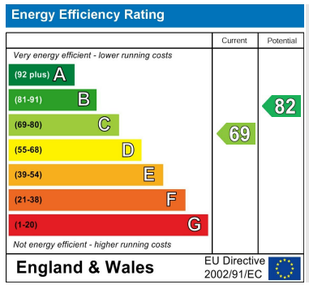
A much improved and extended four bedroom, two storey semi detached house, beautifully situated on the fringe of Penarth. The property enjoys superb elevated views looking out across open countryside towards Dinas Powys. The accommodation comprises a large porch, an open hallway with built-in storage, a downstairs wc, a main living room, a second sitting room, and a large kitchen/breakfast room. The impressive principal bedroom features a dressing room, an en-suite shower room, and opens onto a large balcony with far-reaching views. There are three further bedrooms and a contemporary family bathroom. Externally, the property benefits from off road parking to the front and a landscaped rear garden with a dedicated decked area. Redecorated throughout with gas central heating and double glazing. A fantastic family home. Freehold. VIEWING HIGHLY RECOMMENDED.

Ground Floor



First Floor

Total area: approx. 143.8 sq. metres (1547.6 sq. feet)
56 Redlands Avenue











Double glazed door to porch.

Porch
uPVC double glazed porch, tiled floor, redecorated. Glazed inner door to hallway.

Hallway
Tiled floor, access to gas and electric meters, radiator, area for cloaks, small store cupboard, understairs storage.

W.C.
Low level wc, wash basin, mirror. uPVC double glazed window to side.

Living Room 1
10'8" x 17'10" (3.26m x 5.46m)
uPVC double glazed window to front. Log burner with slate hearth, wood flooring, two radiators, archway through to second living room.

Living Room 2
15'5" x 15'1" (4.70m x 4.60m)
A good size room. uPVC double glazed window and patio doors leading out to garden. Laminate flooring, large radiator, door through to rear lobby.

Lobby
uPVC double glazed door to garden, store cupboard.

Kitchen/Dining
10'2" x 23'2" (3.10m x 7.07m)
Accessed from hallway and rear lobby. Two uPVC double glazed windows to rear. A large kitchen/breakfasting room which is part of the side two storey extension. Shaker style kitchen in cream with contrasting work top, sink and drainer. Gas hob, Siemens oven, plumbing for washing machine and dishwasher, intergated fridge/freezer. Tiled floor and splashback, under unit lighting, understairs cupboard, space for table and chairs, cupboard housing the Worcester combination boiler.

First Floor Landing
Carpet, panelling to walls, loft access.

Bedroom 1
14'9" x 9'0" (4.50m x 2.76m)
uPVC double glazed window and patio doors leading out onto a large enclosed balcony with far reaching views. Carpet, radiator, archway through to dressing area, sliding door to en-suite shower room.

Balcony
A large enclosed balcony with far reaching views of the surrounding countryside.

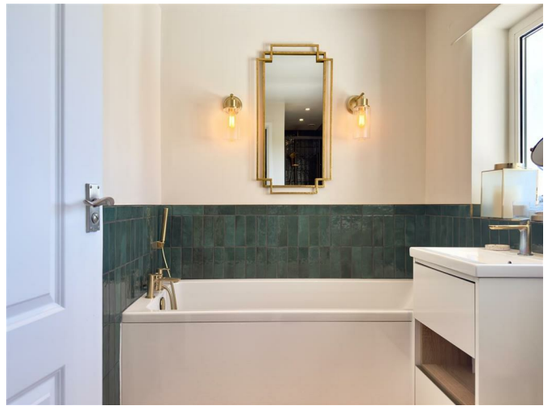
Dressing Area
7'8" x 8'0" (2.35m x 2.46m)
Carpet, built-in storage/hanging space.

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En-Suite Shower Room
8'7" x 4'1" (2.62m x 1.27m)
Curved shower enclosure in black with rainfall shower and sliding shower attachment, electric shower, marble effect acrylic wall boarding, trough style wash basin set on a black stand with shelf beneath, low level wc. Tile effect flooring, extractor. uPVC double glazed window to side.

Bedroom 2
9'6" x 10'8" (2.90m x 3.26m)
uPVC double glazed window to front. Carpet, radiator, overstairs store cupboard.

Bedroom 3
11'1" x 9'1" (3.40m x 2.77m)
uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.

Bedroom 4
8'7" x 12'4" (2.62m x 3.76m)
Dual aspect bedroom. uPVC double glazed window to front and rear with great views. Carpet, radiator.

Bathroom
Comprising panelled bath with shower attachment, wash hand basin with storage beneath, fully tiled shower cubicle with rainfall shower and sliding attachment, low level wc. Part tiled walls, attractive flooring, feature wall lights and ceiling spot lights, ladder style radiator. uPVC double glazed window to rear with good views.

Front Garden
Hard landscaped front in herringbone block paviours, parking for three cars.

Rear Garden
A large, enclosed rear garden, patio area plus additional area of decking, lawn, feather board fencing to three sides, store shed and log store. Rear pedestrian access to the property via a side gate.

Council Tax
Band E £2,763.66 p.a. (26/27)

Post Code
CF64 2QU