

38 Teasel Avenue

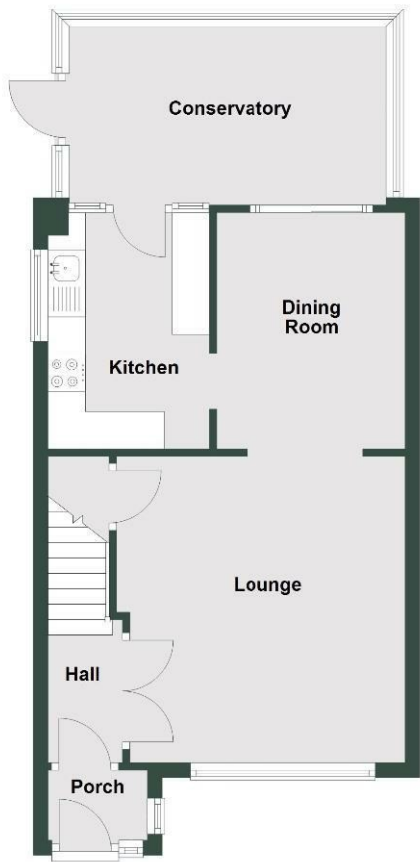


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

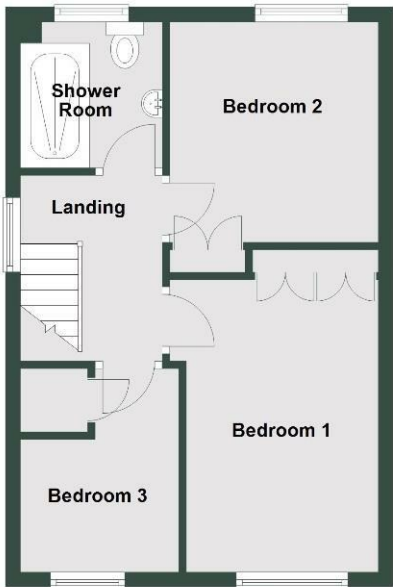
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

Ground Floor



First Floor



Total area: approx. 83.4 sq. metres (898.2 sq. feet)
38 Teasel Avenue

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

SHEPHERD SHARPE



38 Teasel Avenue

Penarth CF64 2QE

£320,000

An attractive three bedroom semi detached house found on a large corner plot with additional parking to the front and side, potential to further extend. The property is found in at the end of a quiet cul de sac and has been well cared for by the current owners. Comprises porch, hallway, through lounge/dining room, kitchen, conservatory, three bedrooms and shower room. Gas central heating. A great opportunity. Freehold.



Porch
A single storey extension with tiled canopy roof, uPVC glazed front door and full height window to side, area for cloaks, radiator. uPVC double glazed door to hallway.

Hallway
Tiled floor, radiator, carpeted staircase to first floor. Glazed double doors through to lounge.

Lounge
13'5" x 12'5" (4.11m x 3.80m)
An attractive room. uPVC double glazed window to front. Tiled floor, radiator, coved ceiling, useful understairs storage. Wide opening to dining room, access to gas and electric meters and fuse box.

Dining Room
10'4" x 8'4" (3.17m x 2.55m)
Tiled floor from main lounge, radiator, double glazed aluminium doors to conservatory, attractive decoration, coved ceiling. Door to kitchen.

Kitchen
10'10" x 6'11" (3.32m x 2.11m)
A modern kitchen high gloss contemporary fitted kitchen, contrasting worktops, sink and drainer with lever mixer tap. Space for electric cooker, fridge, freezer, washing machine, tiled floor, tiled splashback. uPVC double glazed windows to side and rear glazed door leading to conservatory.

Conservatory
14'9" x 7'2" (4.50m x 2.20m)
uPVC double glazed conservatory with French doors to rear garden. Tiled floor, radiator, power and lighting.

First Floor Landing
uPVC double glazed window to side, carpet, loft access with drop-down ladder (boarded with light).

Bedroom 1
12'7" x 8'6" (3.86m x 2.61m)
A double bedroom. uPVC double glazed window to front with curtains. Light fitting, built in wardrobe, carpet, radiator.

Bedroom 2
9'3" x 9'2" (2.84m x 2.80m)
A second double bedroom. uPVC double glazed window with vertical blind and curtains to rear. Light fitting, laminate flooring, radiator, built-in wardrobe.

Bedroom 3
6'9" x 6'8" (2.08m x 2.05m)
The smallest bedroom. uPVC double glazed to front. New laminate flooring, radiator, decorated in cream, overstairs storage, cupboard housing Glow Worm boiler (serviced in 2026).

Shower Room
6'1" x 6'1" (1.86m x 1.86m)
Previously a bathroom now a contemporary fully tiled shower room. Comprising large shower enclosure with toughened shower screen, rainfall shower with sliding attachment, twin flush wc and compact pedestal wash basin, all with chrome fittings. Mirror cabinet, chrome radiator. uPVC double glazed window.



Front Garden
Front garden, lawn, good off road parking to the left hand side, large timber shed.

Rear Garden
A private and enclosed rear garden siding onto woodland and railway line, lawn with patio, mature willow tree and planting.

Council Tax
Band D £2,124.01 p.a. (25/26)

Post Code
CF64 2QE

