



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

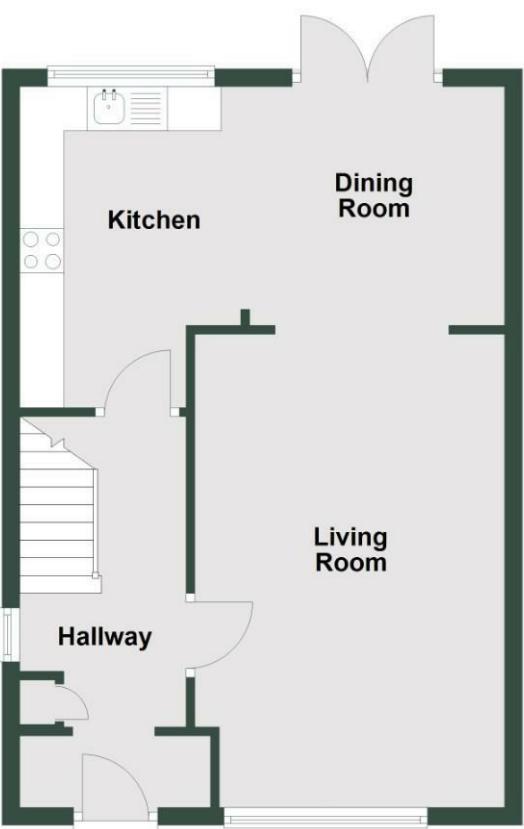
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
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SHEPHERD SHARPE



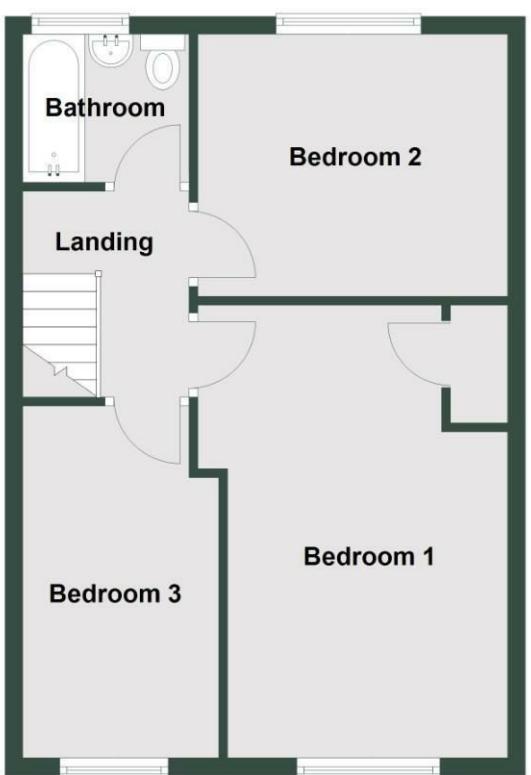
Ground Floor



Total area: approx. 961.9 sq. feet

3 Waverley Close

First Floor



3 Waverley Close

Llandough CF64 2PQ

£345,000

A three bedroom semi detached house in a quiet location in Llandough, close to all local services, transport links, Cardiff city centre and Llandough hospital. Comprises hallway, living room, dining room and kitchen to ground floor, three bedrooms and bathroom to first floor. Garden front and rear, single garage and driveway with off road parking for several cars. uPVC double glazing, gas central heating, some redecoration. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Front Door to hallway.

Hallway

Window to side, stairs to first floor, doors to ground floor accommodation. Wood effect flooring throughout the ground floor, radiator, boiler.

Living Room

16'0" x 11'3" (4.90m x 3.44m)

Window to front. Fireplace with timber mantle piece over, storage and display unit to one side, radiator.

Dining Room

9'5" x 8'5" (2.88m x 2.59m)

French doors opening onto rear garden. Vertical radiator, open plan to kitchen.

**Kitchen**

11'5" x 7'11" (3.49m x 2.43m)

Modern kitchen with high gloss finish to units, contrasting marble effect worktop, stainless steel sink, drainer and mixer tap, gas hob, extractor hood over, tiled splash back, inset spotlights, washing machine, built-in larder style fridge/freezer. Window to rear.

First Floor Landing

Window to side window. Carpet, doors to first floor accommodation.

Bedroom 1

14'11" x 10'6" (4.57m x 3.22m)

Window to front. Carpet, radiator, built-in floor to ceiling wardrobe.

Bedroom 2

11'1" x 9'9" (3.39m x 2.99m)

Window to rear. Carpet, radiator.

Bedroom 3

11'3" x 7'1" (3.44m x 2.16m)

Window to front. Carpet, radiator, over stairs storage cupboard.

Bathroom

6'5" x 5'4" (1.96m x 1.65m)

White three-piece suite comprising bath with shower over and screen, wc and wash basin. Fully tiled, vinyl flooring, chrome radiator.

Outside

Lawned garden to front and rear, side gate, driveway with off road parking for several cars.

**Garage**

Single garage.

Council Tax

Band E £2,250.34 (23/24)

Post Code

CF64 2PQ

