

61 Wordsworth Avenue



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

SHEPHERD SHARPE



61 Wordsworth Avenue

Penarth CF64 2RN

£580,000

A surprisingly spacious extended four bedroom semi detached family house found in a great location with good off-road parking and private garden. The property offers well proportioned rooms, retaining many original features, and extended significantly to create a very comfortable family house. Comprises hallway, WC/utility, 2 separate excellent reception rooms, large extended family room/kitchen with bi-folding doors and roof lantern. To the first floor are 3 double bedrooms and family bathroom with separate shower. The loft has been converted formally and creates an additional 4th bedroom/excellent study. Off road parking to the front for 3 cars, side access, rear garden. Central heating, UPVC double glazing. Freehold.

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	
63	76
EU Directive 2002/91/EC	
England & Wales	



Side access via contemporary composite part glazed door to hallway.

Hallway

Vinyl flooring to porch, wood floor to hallway, radiator, understairs store cupboard, access to fuse box and electric meter, area of cloaks. Traditional timber doors to all ground floor rooms.

Utility/WC

5'8" x 5'8" (1.75m x 1.75m)

A handy room with access to contemporary WC and wash hand basin, boxed in combination boiler (2012), plumbing for washing machine, part tiled walls, vinyl flooring, radiator.

Reception Room 1

16'2" (max) x 12'3" (4.93m (max) x 3.74m)

A lovely south facing room. uPVC double glazed leaded bay windows. Marble hearth with HETA log burner, contemporary decor, fitted carpet, radiator.

Reception Room 2

11'11" x 10'6" (3.64m x 3.22m)

A good size south facing second reception room. uPVC double glazed leaded windows. Picture rail, stripped timber flooring, radiator.

Kitchen/Dining/Living

23'2" x 16'6" (7.08m x 5.04m)

Extended in 2016. This large single story addition with roof light and three bi-folding doors creates a super family room, comprising informal living, dining and kitchen areas. The kitchen is finished in white with pale grey quartz worktops, peninsula island area with seating for four, sink with mixer tap, cutaway drainer. Smeg four burner hob, matching oven and extractor with back panel in stainless finish, integrated dishwasher, fridge and freezer, integrated microwave oven, column radiator. Living/dining area with continuous flooring from the main kitchen. Good space for table and six chairs plus informal living space. uPVC double glazed windows, lantern and three bi-folding doors looking out onto the garden.

Landing

Traditional landing with original handrail and balustrade, carpet, wooden doors to all first floor rooms. Large uPVC double glazed window to stairwell providing good light,

Bedroom 1

11'10" x 10'7" (3.62m x 3.23m)

South facing. uPVC double glazed leaded window to front. Carpet, radiator, useful understairs cupboard and large built-in wardrobes.

Bedroom 2

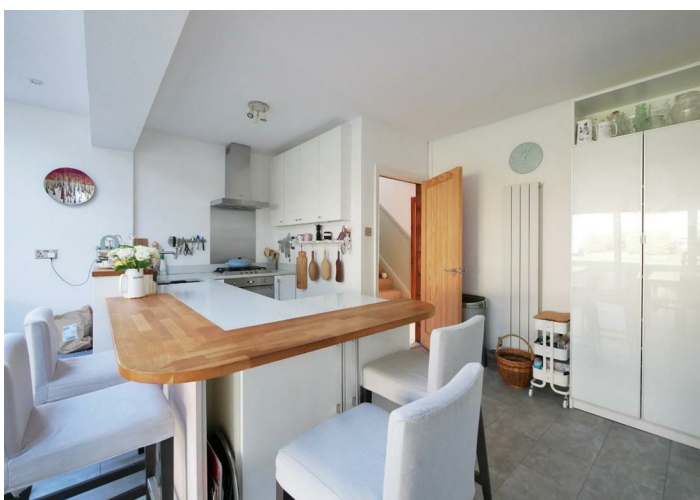
12'2" x 10'11" (3.73m x 3.34m)

South facing. uPVC double glazed window to front. Carpet, radiator.

Bedroom 3

12'3" x 9'4" (3.75m x 2.87m)

uPVC double glazed window to rear. Carpet, radiator.



Bathroom

11'11" x 5'7" (3.64m x 1.71m)

A good family size bathroom. uPVC double glazed window to side and rear. Comprising contemporary panelled bath, twin flush WC, wash hand basin with concealed plumbing and built-in storage beneath, separate tiled shower enclosure with chrome shower fittings running off central heating system. Metro style tiling, geometric pattern tiled floor, column radiator, modern downlights.

Bedroom 4

13'9" x 11'3" (4.2m x 3.45m)

Formal loft conversion completed in 2000. A good living space/study/4th bedroom. Four velux windows creating good light. Carpet, modern lighting.

Front Garden

The property is set back from the road. Front garden with off-road parking for three cars, pathway providing access to the front door and side gate to the rear garden.

Rear Garden

Private and enclosed with good fencing all around, natural stone paved entertaining area immediately outside the extension, lawn, timber shed, circular seating area to the back of the garden, extensive mature planting throughout.

Council Tax

Band F £2,572.54 p.a. (22/23)

Post Code

CF64 2RN

