



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

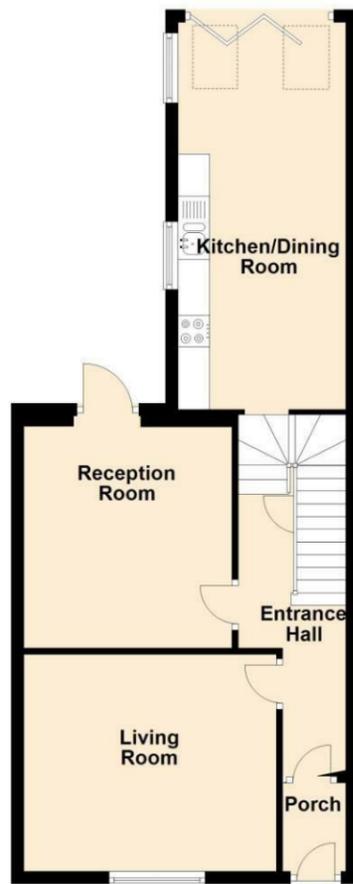
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Monday – Friday
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Saturday
9am – 5pm

SHEPHERD SHARPE



Ground Floor



First Floor



13 Stanwell Crescent

Penarth CF64 1DF

£379,950

An outstanding mid terrace two double bedroom Victorian house which has extensively modernised and extended. Internally the property has been completely transformed with high quality bathroom and large kitchen/breakfast room. Comprises porch, hallway with good storage, two reception rooms, stunning kitchen/breakfast room, landing, two double bedrooms and a very high quality bathroom. Externally the property has undergone significant work including refurbishing the stone front, new roof, uPVC double glazing, fascias and new rainwater goods, externally the property has been completely re-rendered, gas, central heating, high quality flooring. Freehold. Viewing essential.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			85
(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	



Beautiful timber panelled painted front door, glazed transom with house number to porch.

Porch

Mat well, cloaks area, decorated in pale grey.

Hallway

High quality solid oak flooring, useful under stairs storage, contemporary column radiator, decorated in pale colours throughout, boxed in electric meter and fuse box.

Reception Room 1

12'10" x 11'0" (3.92m x 3.37m)

A lovely welcoming room. uPVC double glazed window to front with white plantation shutters. Painted in a stylish contemporary dark blue colour, modern limestone fire surround with slate hearth and living flame gas fire, bespoke carpentry to either side of chimney breast and coloured shelving picture rail, cornice, high quality oak flooring, column radiator, gas meter to one corner.

Reception Room 2

10'9" x 10'10" (3.30m x 3.31m)

uPVC double glazed half glazed door to rear. Solid oak flooring, period fire surround, built-in cupboard to either side of chimney breast with shelving above, cornice, radiator.

Kitchen/Breakfast Room

20'0" x 8'9" (6.10m x 2.68m)

The kitchen has been completely transformed completed around ten years ago. Powder coated bi-fold doors and full height window to one side plus two further velux windows into a vaulted ceiling. A contemporary kitchen in off white, contemporary square edged worksurfaces, composite sink with half bowl and drainer, contemporary adjustable lever mixer tap. Siemens induction hob in black finish, high quality extractor, matching split-level Siemens oven, steam oven and warming drawer. Pan drawers, integrated pantry unit, Siemens fridge, freezer, washer dryer, dishwasher. Beautiful pale tiled floor, glass coloured splash back, column radiator, modern downlights.

First Floor Landing

Traditional landing with handrail and balustrade, drop down ladder to loft access, carpet. Solid oak doors to all first floor rooms.

Bedroom 1

16'6" x 11'0" (5.04m x 3.37m)

A large double bedroom running the full width of house. uPVC double glazed windows with white plantation shutters to front. Lovely wooden floor, period fireplace, contemporary decoration, column radiator.

Bedroom 2

10'11" x 10'10" (3.33m x 3.31m)

A second double bedroom. uPVC double glazed window to rear with venetian blind. Laminate floor, modern radiator, contemporary decoration, wardrobes.



Bathroom

11'11" x 8'1" (3.64m x 2.48m)

A large bathroom. Beautifully presented and finished comprising fully tiled wet room area with toughened glass, clear shower, screen, rainfall shower, contemporary freestanding bath with floor mounted taps, back to the wall hung wc with dual flush, large trough style 'his and hers' wall mounted wash basins with contemporary storage beneath and concealed plumbing. Porcelanosa integrated mirrors with glazed shelving, matching accessories, two radiators, large airing cupboard with shelving and access to combination boiler (installed 2014).

Front

Opening directly onto Stanwell Crescent.

Rear Garden

The rear garden is a complete surprise with views of the Bay. Beautifully hard landscaped with porcelain tiles creating a great entertaining space immediately outside the extended kitchen, rendered and painted raised planters and steps leading up to an area of artificial lawn. Further terracing, good size garden shed, useful side return for storage and recycling, access to water supply, power sockets, outside lighting.

Council Tax

Band D £1,874.20 p.a. (23/24)

Post Code

CF64 1DF

