

17 Craven Walk

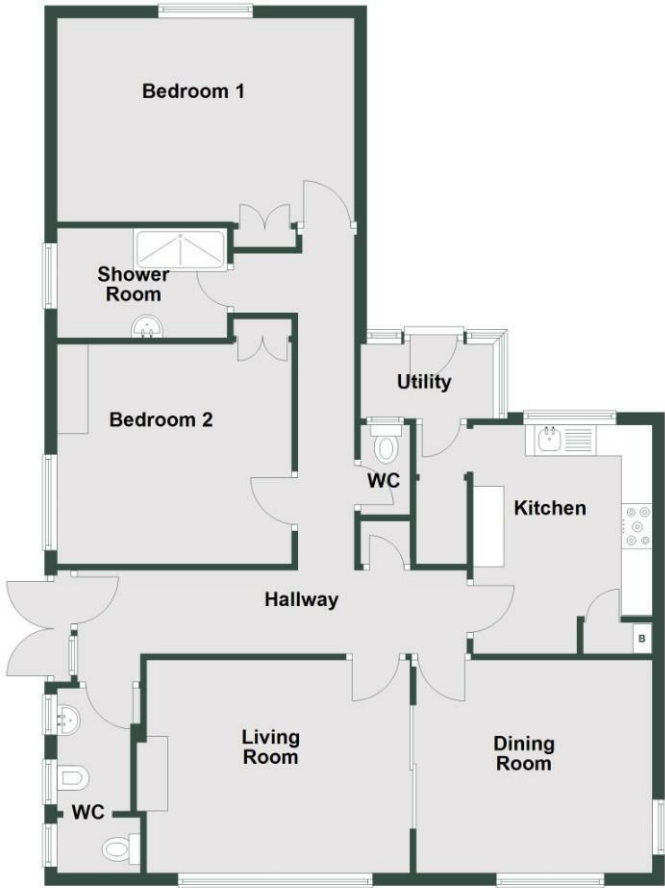


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

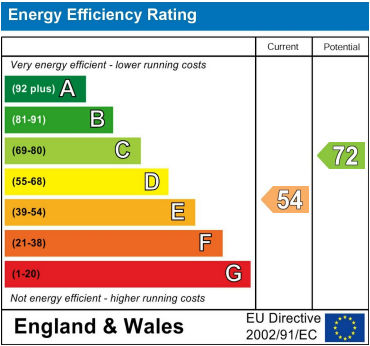
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

Ground Floor



Total area: approx. 104.4 sq. metres (1124.2 sq. feet)  
**17 Craven Walk**



SHEPHERD SHARPE



17 Craven Walk

Penarth CF64 5RU

£450,000

A great opportunity for those looking for a project. Situated in a sought after location just off the cliff walk is this two bedroom detached bungalow offering great potential and scope to enlarge and improve. Comprises small porch, central side hallway, two reception rooms to front, kitchen, two wcs, two double bedrooms and bathroom/shower room. Front garden, driveway, detached garage, enclosed rear garden. The property has suffered some internal water damage but is sensibly priced to reflect refurbishment costs. Freehold. NO FORWARD CHAIN.



**Porch**  
**Hallway**  
Cloaks area, useful purpose built cupboard, access to electric meter and fuse box.

**W.C.**  
WC, wash basin, bidet, radiator, access to water meter.

**W.C.**  
With lower level WC, radiator, window to rear.

**Reception Room 1**  
13'10" x 11'2" (4.23m x 3.41m)  
Deep window to front. Tiled fire surround, radiator.

**Reception Room 2**  
12'5" x 11'5" (3.81m x 3.50m)  
Two uPVC double glazed windows. A good size room which could be knocked through into the kitchen.

**Kitchen**  
12'1" x 9'3" (3.70m x 2.83m)  
Oak panelled units, requiring refurbishment. uPVC double glazed window to rear. Access to combination boiler, requires upgrading, archway through to pantry, fully tiled, glazed door to utility.

**Utility**  
3'11" x 6'10" (1.20m x 2.10m)  
Plumbing for washing machine, power.

**Rear Hallway**  
Access to shower room and bedrooms.

**Bedroom 1**  
14'4" x 10'11" (4.39m x 3.33m)  
A good size double bedroom. uPVC double glazed window looking onto rear garden. Complete refurbishment required. Radiator, built-in wardrobe.

**Bedroom 2**  
11'10" x 11'6" (3.63m x 3.53m)  
A good size double bedroom. uPVC double glazed window to side. Built-in wardrobe, radiator.

**Shower Room**  
7'2" x 6'1" (2.20m x 1.86m)  
Shower room with flood damage from a leak. uPVC double glazed window to side. Refurbishment required.

**Front Garden**  
Pretty mature front garden, good potential opportunity to create more off road parking, long driveway to the gate.

**Garage**

**Rear Garden**  
Private rear garden with great potential.

**Council Tax**  
Band G £3,540.02 p.a. (25/26)

**Post Code**  
CF64 5RU

