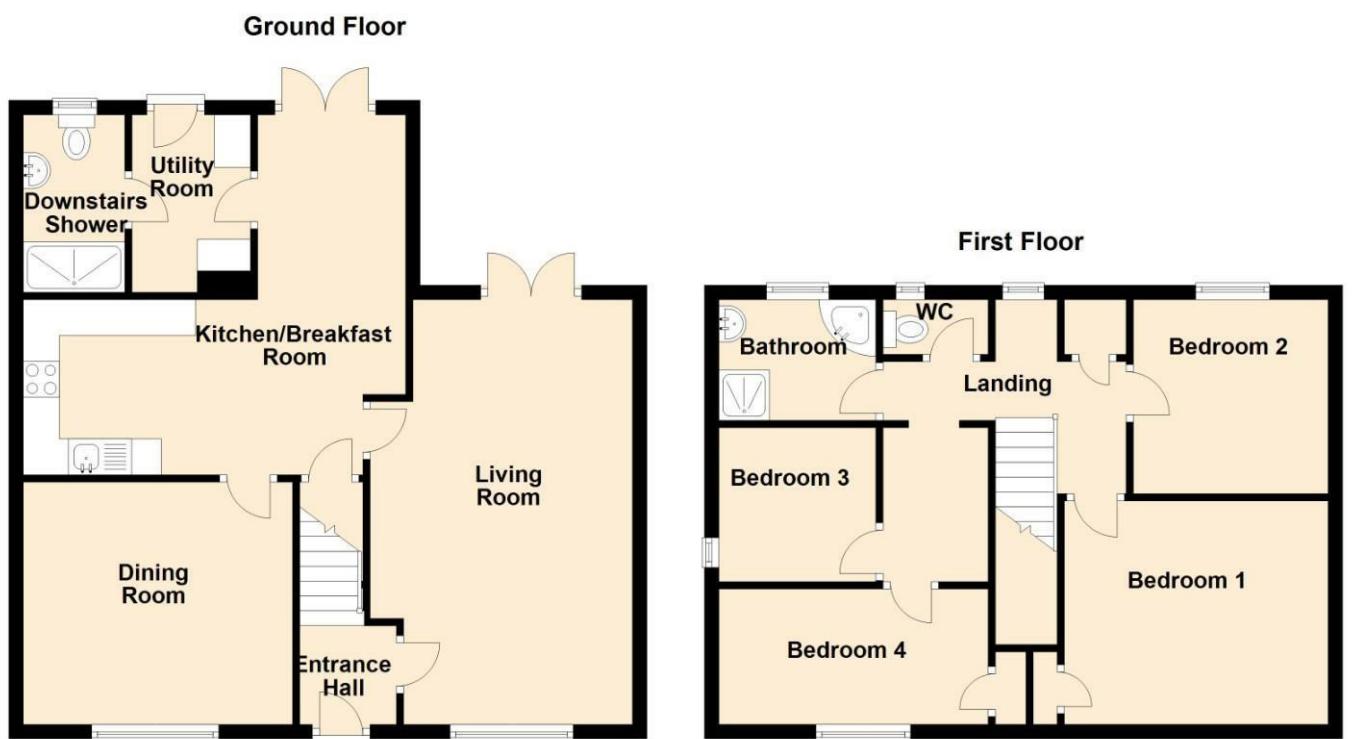




4 Andrews Buildings
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Penarth CF64 2AA

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



SHEPHERD SHARPE



51 Coleridge Avenue
Penarth CF64 2SR

£495,000

Well positioned on Coleridge Avenue found in close proximity to the town centre is this attractive extended three bedroom (now four bedroom family house). Originally a three bedroom house now reconfigured to create four bedrooms for current owners requirements. Comprises extended porch, hallway, dual aspect through lounge leading through to an extended kitchen/breakfast area, separate utility, shower room and wc, to the first floor, four bedrooms (originally three) and family bathroom. Re-roofed, uPVC double glazing, gas central heating. Garage, west facing rear garden, two car off road parking. Lapsed planning for two story extension at rear to create a fifth bedroom and en-suite. 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

**Porch**

5'5" x 4'2" (1.66m x 1.29m)

Extended central porch with traditional part glazed panel door and side window. Tiled floor, good storage, weather protection to main front door. uPVC double glazed panelled front door to hallway.

Hallway

Laminate floor, radiator, stairs leading up to first floor, solid oak door leading through to lounge.

Lounge

18'1" x 11'10" (5.53m x 3.63m)

A lovely room with a dual aspect. uPVC double glazed window to front and full height French doors leading on to the patio and garden. Traditional fire surround with tile hearth, carpet, picture rail, coving, two radiators, decorated in pale colours throughout. Solid oak door leading through to extended kitchen breakfasting.

Kitchen/Breakfasting Room

16'8" (max) x 17'1" (max) (5.10m (max) x 5.21m (max))

The rear of the property has been extended which incorporates part of this breakfasting area which could be further enlarged by knocking into the separate utility room. The Kitchen is modern comprising flat fronted wooden effect units, contrast worktops, sink and drainer. Stainless steel stove, hob, extractor and matching oven and grill, tiled splash back, tiled floor, integrated fridge and freezer. Solid oak door leading through to dining room.

Dining Room

11'11" x 10'0" (3.65m x 3.05m)

A good sized second reception room. uPVC double glazed window to front. Carpet, radiator, decorated in white throughout, picture rail, cornice.

Utility Room

8'0" x 5'6" (2.46m x 1.70m)

Forming part of the single story addition. uPVC double glazed window and door to rear. Base unit with two eyelevel cupboards plumbing for washing machine, space for additional fridge/freezer, tiled floor, access to garden.

Shower Room/W.C.

Forming part of the single story addition. Fully tiled shower room comprising large walk-in shower with rainfall shower, wash basin with storage beneath, twin flush wc all in white. Contrast floor tiles, wall tiles and attractive mosaic tiles, chrome ladder radiator. uPVC double glazed window to rear.

First Floor Landing

Traditional handrail in balustrade, loft access, shelved storage. uPVC double glazed window looking out onto rear garden.

Bedroom 1

12'0" x 9'0" (3.67m x 2.75m)

uPVC double glazed window to front. Carpet, radiator, over stairs wardrobe/storage, large mirror fronted wardrobe, decorated in white, picture rail.

Bedroom 2

8'8" x 8'10" (2.66m x 2.70m)

uPVC double glazed window to rear. Carpet, radiator, decorating in white, picture rail.

**Inner Lobby**

4'0" x 7'0" (1.22m x 2.14m)

Created provide access to bedroom three and four. Bedrooms 3 and 4 have been converted by partitioning the main double bedroom (originally 3.76m x 3.70m) into two smaller rooms.

Bedroom 3

12'1" x 5'0" (3.70m x 1.54m)

uPVC double glazed window to front. Carpet, radiator, pale decoration, shallow fitted wardrobe, picture rail.

Bedroom 4

7'0" x 6'8" (2.15m x 2.04m)

Small single room. uPVC double glazed window. Carpet, new radiator, picture rail, pale decoration.

Bathroom

Compact bathroom. Comprising corner bath, shower, wash basin and wc. Tiled walls, laminate floor, radiator, tongue and groove panelled ceiling. uPVC double glazed window.

W.C.

Twin flush wc, tiled floor. uPVC double glazed window to rear.

Front Garden

The property has been is hard landscaped to the front creating good off road parking for two cars, driveway to the side and access to the garage.

Detached Garage

18'1" x 10'4" (5.52m x 3.15m)

A modern block and render garage, up and over door to front, uPVC double glazed windows to rear and side, pedestrian access from the rear garden.

Rear Garden

A flat and safe well enclosed west facing rear garden with wrap around patio, lawn, raised beds, greenhouse, small allotment area and storage area.

Council Tax

Band F £2,707.18 p.a. (23/24)

Post Code

CF64 2SR

