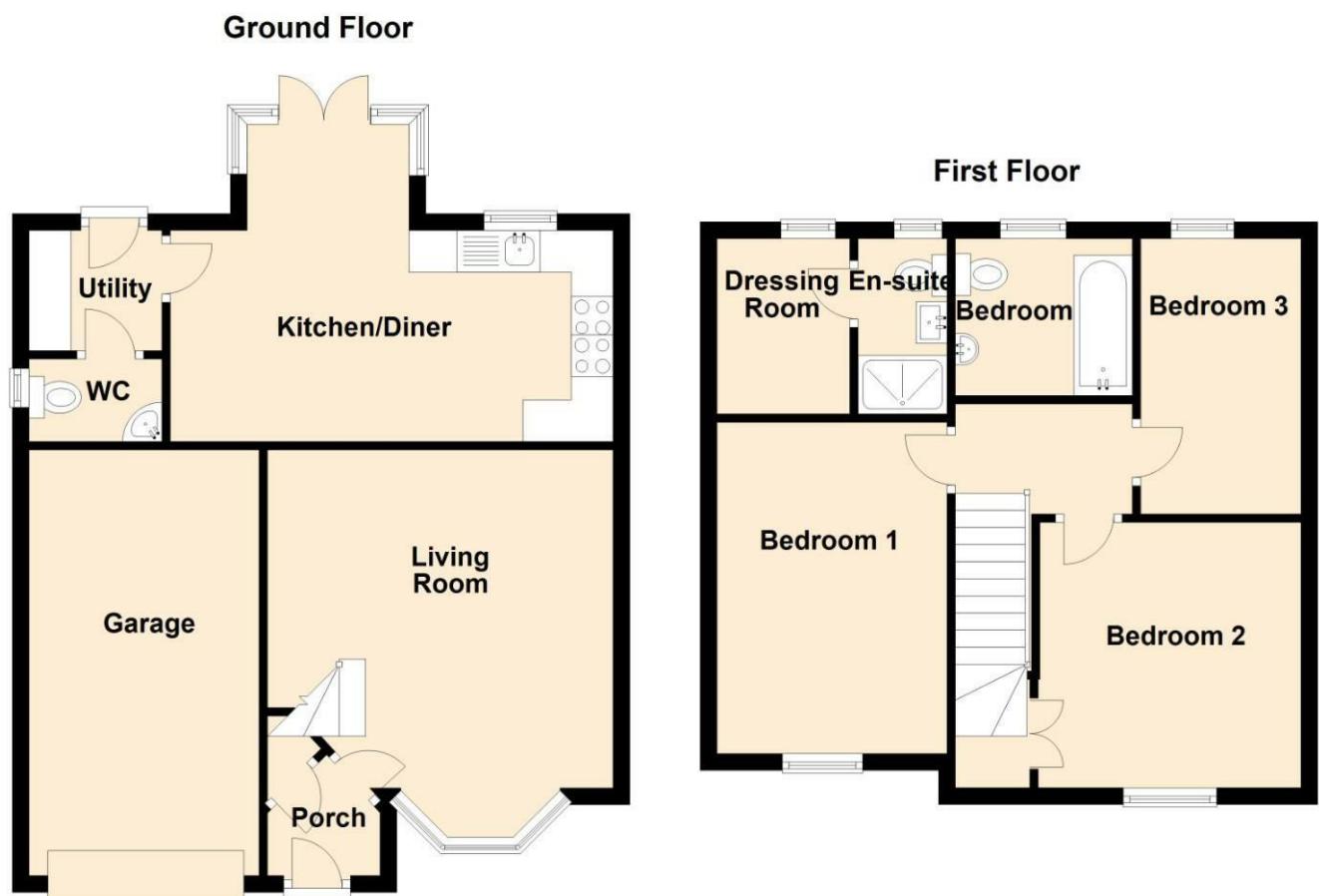




4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	83	
(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	

SHEPHERD SHARPE



**38 Rhodfa'r Morwydd**  
Penarth CF64 2UD

£425,000

An attractive three bedroom detached house built by David Wilson homes in 2018. Found a good location with access to recreational areas and surprisingly good pedestrian access to Penarth town centre. Comprises hallway, lounge, kitchen/dining/family room, utility room, wc, three bedrooms, the main bedroom has a dressing area and en-suite and family bathroom to first floor. There is a single garage and parking for two cars. The garden is private and enclosed backing onto farmland. Beautifully presented throughout, gas central heating, uPVC double glazing. Freehold.



Composite part glazed panelled front door to hallway.

#### Hallway

Mat well, radiator. Amtico flooring, cloaks cupboard. White panelled doors to ground floor rooms.

#### Lounge

15'9" x 13'5" (4.81m x 4.11m)

A pretty uPVC double glazed bay window to front. Contemporary decoration, Amtico flooring, radiator, open plan staircase and an under stairs store cupboard.

#### Kitchen/Dining/Living Room

17'3" x 8'2" (5.28m x 2.51m)

A lovely family space open plan benefitting from plenty of glazing at the rear which allows plenty of light into the room. The kitchen is finished in pale grey with contrast worktop and upstand, glass panel to hob splash back, integrated six burner stainless steel gas hob, matching oven and grill, fridge, freezer, dishwasher. Amtico flooring, space for table and chairs, additional informal seating area, radiator, contemporary decoration. uPVC full height doors and windows to the rear..

#### Utility Room

5'2" x 4'9" (1.58m x 1.45m)

Half glazed uPVC door leading out to the garden. Plumbing for washing machine, space for tumble dryer, worktop, high level cupboards, boxed in Ideal combination boiler.

#### W.C.

Sottini wash basin and wc. Attractive tiling, Amtico flooring, radiator.

#### First Floor Landing

uPVC double glazed window, carpet, loft access. Panelled doors to all first floor rooms.

#### Bedroom 1

11'11" x 9'0" (3.65m x 2.76m)

uPVC double glazed window to front. Decorated in white, pale grey carpet, radiator.

#### Dressing Room

6'11" x 5'5" (2.12m x 1.66m)

With a recess for large wardrobe, carpet, radiator. uPVC double glazed window to rear. Door to en-suite.

#### En-Suite

A contemporary Sottini white suite. Comprising tiled shower enclosure, Aqua Lisa shower, wash basin, twin flush wc. Attractive tiling to shower and splash back area, Amtico flooring, ladder radiator, shaver point, extractor. uPVC double glazed window.

#### Bedroom 2

11'0" x 10'2" (3.36m x 3.10m)

A good size second double bedroom. uPVC double glazed window to front. Decorated in white, carpet, radiator, large wardrobe.

#### Bedroom 3

10'8" x 6'3" (3.27m x 1.92m)

A good single bedroom. uPVC double glazed window to rear looking onto the garden and farmland. Carpet, radiator.



#### Bathroom

Comprising contemporary panelled bath, wash basin and twin flush wc all in white. Attractive tiled splash back, Amtico flooring, radiator, extractor. uPVC double glazed window to rear.

#### Front Garden

Lawned front garden, off road parking for two cars, access to single garage.

#### Garage

Single garage with up and over door, power and light.

#### Rear Garden

Well enclosed rear garden with sturdy feather board fencing to three sides, a good size patio and lawn, outside lighting, water supply, power sockets, secure gated side access to front garden.

#### Council Tax

Band E £2,176.77 p.a. (22/23)

#### Post Code

CF64 2UD