

75 Tennyson Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

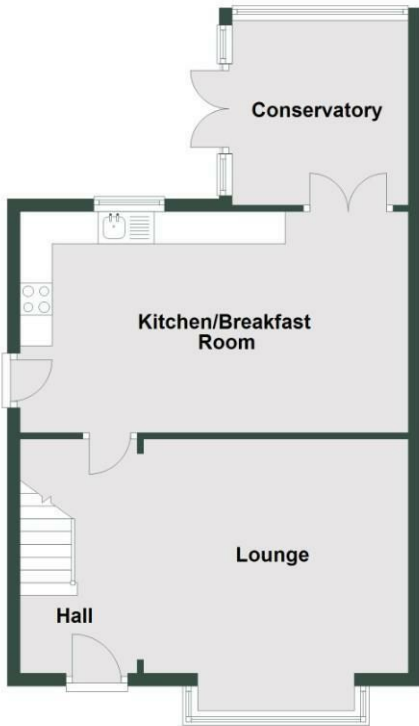
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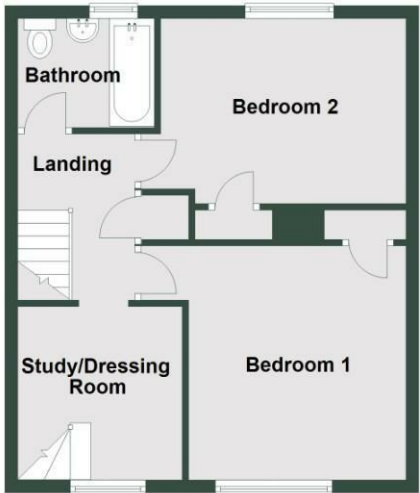
SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor




Total area: approx. 1436.9 sq. feet
75 Tennyson Road

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£365,000

A spacious four bedroom semi detached family house which requires some refurbishment but offers great potential. The property has a large south west facing rear garden, good off road parking. Comprises open plan hallway through to lounge, large open plan kitchen/breakfasting room, lean-to conservatory, inner lobby with access to two outbuildings (which could be converted into additional living space), one presently a wc, to the first floor there are two double bedrooms, family bathroom, study with staircase to the loft conversion with two further bedrooms. Gas central heating, double glazing. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Front door to hallway.

Hallway

12'3" x 6'4" (3.75m x 1.94m)

Laminate floor, radiator, staircase leading to first floor, understair storage, access to electric meter and fuse box. Wide opening from the hallway to lounge.

Lounge

13'10" x 13'11" (4.22m x 4.26m)

uPVC double glazed square bay window to front. Tiled hearth with log burner, carpet, radiator.

Kitchen/Breakfasting Room

19'10" x 11'3" (6.06m x 3.45m)

Originally two separate rooms now open plan. The kitchen requires some further upgrading. Fitted units, sink and drainer with mixer tap, plumbing for dishwasher, space for electric cooker, fridge and freezer. Tiled floor, glazed door to inner lobby, uPVC double glazed window to rear. Dining area with tiled floor, radiator, space for table and six chairs. French doors leading out to conservatory.

Conservatory

9'9" x 8'10" (2.99m x 2.70m)

Perspex double glazed roof panels, glazed to two sides, tiled floor, radiator, power and light. French doors leading out to garden.

Covered alleyway between the kitchen and outbuilding, uPVC double glazed door giving access to front garden, open at the rear.

Workshop

10'11" x 5'7" (3.33m x 1.72m)

Could be converted for every day use.

W.C.

Fully tiled, wc and wash hand basin in white.

First Floor Landing

A bright and light landing. Window to side, carpet, former airing cupboard/storage.

Bedroom 1

12'2" x 11'0" (3.71m x 3.37m)

A good size double bedroom. uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.

Bedroom 2

12'6" x 9'6" (3.82m x 2.90m)

A second double bedroom. uPVC double glazed window to rear garden and woodland beyond. Carpet, radiator, built-in wardrobe.

Study

8'9" x 8'6" (2.67m x 2.60m)

Originally the third bedroom now a study room. Open plan staircase to second floor loft conversion. uPVC double glazed window to front. Carpet, radiator.

Bathroom

uPVC double glazed window to rear. Fully tiled shower room, comprising large corner shower enclosure with chrome shower fitting, wash hand basin and wc, both in white. Grey tiling, chrome ladder radiator, mirror.



Second Floor Landing

Carpet, access to remaining loft area, access to Ideal combination boiler.

Bedroom 3

13'5" x 11'4" (4.09m x 3.46m)

A good sized double room. uPVC double glazed dormer window to rear. Laminate floor, radiator.

Bedroom 4

16'8" x 9'2" (5.09m x 2.80m)

A good size double bedroom. Two velux windows to front. Laminate floor, radiator, recess for wardrobe.

Front Garden

Off road parking, potential for further parking.

Rear Garden

A large and private south west facing rear garden looking onto mature woodland.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2SA

