

12 Dyfrig Street



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

**Monday – Friday**  
9am – 6pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



12 Dyfrig Street

Barry CF62 5TW

£530,000

An outstanding double fronted four double bedroom semi detached house with panoramic views. This property has had a ground up restoration carried out in the last 12 months. Retaining many of its original features the property has the benefit of a substantial single storey extension and a large dormer loft conversion. Comprises porch, central hallway, lounge, second reception room which is open plan to a stunning kitchen/family room, large utility, wc, to first floor, landing, two superb double bedrooms, one with built-in wardrobes and large en-suite, family bathroom, balcony, to the second floor, spacious landing, two double bedrooms and high quality en-suite. New heating, new wiring, replacement roof, re-plumbed, uPVC double glazing, new flooring throughout. Landscaped gardens to front and rear. Freehold. To see more information about the property you can also visit the developers instagram page MiffyShaw and SPDLoftConversions. Viewing available from 11.00am on Friday 27th May.

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	





Painted double storm doors to porch.

**Porch**  
Access to electric meter, beautiful original tiled floor, stripped inner door with stained glass to hallway.

**Hallway**  
Balustrade to first floor, under stairs storage, cornice, curved wall with original Lincrusta freeze, original stripped doors to ground floor rooms.

**Lounge**  
11'11" x 19'1" (3.64m x 5.83m)  
A stunning room. uPVC double glazed bay window to front with lovely views. Reclaimed herringbone pitched pine block flooring, exposed brick work and natural stone creating a soft feature, large column radiator.

**Reception Room 2**  
14'3" (into bay) x 11'5" (4.36m (into bay) x 3.49m )  
Now open plan to the kitchen/family room. uPVC double glazed bay window to front with stunning panoramic view of the docks and Sully Island. Reclaimed restored herringbone pitched pine block flooring, column radiator, original cornice and freeze, cupboards to either side of chimney breast, one concealing the gas meter, the other storage, exposed natural red brick as a feature moving through to open plan kitchen/dining/family room.

**Kitchen/Dining/Family Room**  
19'4" x 19'0" (5.90m x 5.80m)  
A stunning L shaped room. Created by extending full width to the property incorporating triple folding rear doors, large rear window and two large roof lights. Bright and light family room has a natural stone floor. The kitchen has quartz work tops, built under sink with mixer tap, integrated induction hob, oven, dishwasher, fridge. Four large pan drawers, plenty of additional shelved larder space, cooker extractor with lighting and a fan extractor, column radiator. Concealed doorway.

**Utility**  
9'0" x 5'1" (2.76m x 1.56m)  
Large utility with tall units, space for freezer, base unit and eye level cupboard, work top, Baxi combination boiler, stone floor from kitchen, column radiator. uPVC double glazed door leading out to side and rear garden.

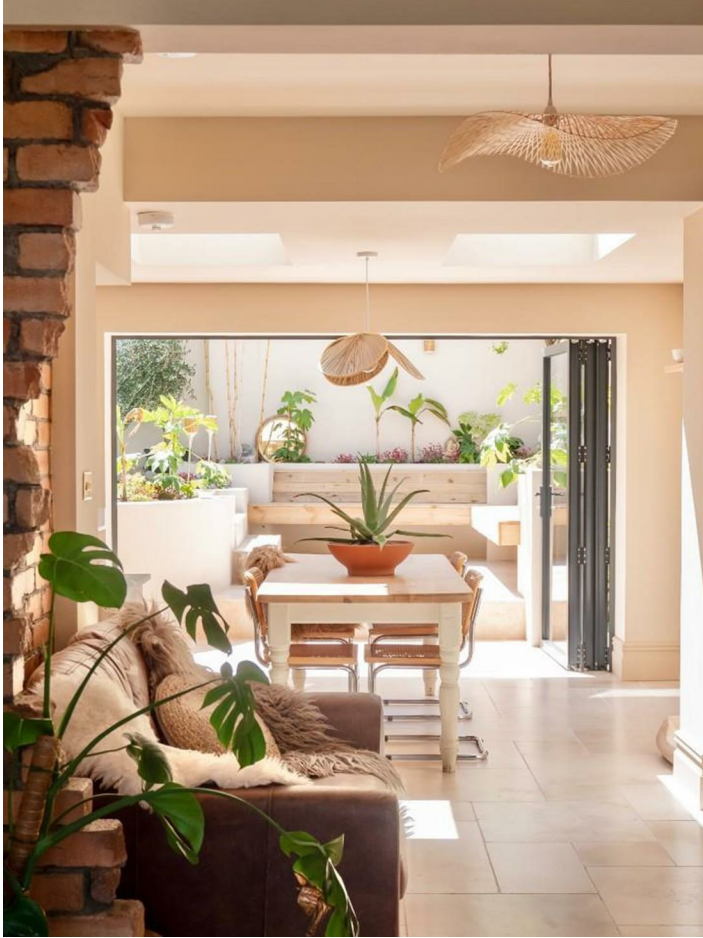
**W.C.**  
Contemporary stone wash basin with wall mounted tap and mixer tap and cupboard beneath, twin flush wc, natural stone floor.

**First Floor Landing**  
Very pretty stained glass sash window to rear. Traditional painted handrail and balustrade to second floor, carpet, modern down lighters.

**Bedroom 1**  
16'0" x 14'7" (into bay) (4.90m x 4.45m (into bay))  
uPVC double glazed bay window and double glazed French doors leading out onto original tiled balcony with views of the docks out towards Sully Island. One wall with exposed natural brick work, original fireplace, new carpet, column radiator, built-in wardrobe, secret door leading through to en-suite shower.

**En-Suite**  
6'1" x 9'1" (1.86m x 2.79m)  
Beautifully presented. A large 1400mm x 800mm low profile shower base with clear shower screen, rainfall shower, recess controls, oblong wash basin set in counter top, Vanetian plastered finish shelf with towel rail beneath, bottle trap, twin flush wc. Bulk head lighting, modern lighting, column radiator, beautiful stone tiled floor, all matching brass fittings. uPVC double glazed window.

**Bedroom 2**  
11'9" x 14'3" (3.60m x 4.35m)  
uPVC double glazed bay window to front. A spacious double room. Period fireplace, new carpet, column radiator, brass fittings, exposed natural stone wall.



**Family Bathroom**  
8'2" x 11'9" (2.50m x 3.59m)  
Beautiful herringbone natural terracotta hand finished tiling to floor and splash backs, period style free standing bath with shower fitting, wall mounted shower fitting, spout tap and controls, polished marble circular wash basin with wall mounted tap and lever control, twin flush wc. Modern down lighting, extractor, lovely rustic hand finished timber shelf and window sills, brass fittings throughout  
Two uPVC double glazed windows.

**Second Floor Landing**  
Spacious landing, carpet, traditional style column radiator, original stripped doors to all second floor rooms, traditional balustrade. uPVC double glazed window to front, double velux, cabrio balcony window fitting, stunning views looking out towards the docks and Channel.

**Bedroom 3**  
9'8" x 14'1" (2.95m x 4.30m)  
Triple velux window to rear. Pretty exposed brick work to front, new carpet, column radiator, high quality light switches and sockets.

**Bedroom 4**  
10'2" x 14'1" (3.1m x 4.30m)  
Triple velux window to rear. Exposed brickwork to chimney breast and front elevation, new carpet, column radiator.

**En-Suite**  
8'11" x 2'11" (2.72m x 0.9m)  
uPVC double glazed window to rear. High quality low profile shower enclosure, modern shower fitting, rainfall shower, hand finished tiles, matching contemporary oblong wash basin with lever mixer tap and pop up waste, towel rail beneath, twin flush wc all in white with brass fittings. Modern light fitting, extractor, tiled floor, brass fittings throughout.

**Front Garden**  
Natural stone paving, flint chippings planted with grasses, seating area.

**Rear Garden**  
Stone flooring to the entertaining area, raised and rendered planters with built-in natural timber seating, steps leading up to artificial lawn, raised beds planted with lavender, gated rear access, steps leading down to the side garden/storage area, the rear extension has been beautifully clad in timber, outside power and lighting, mature wisteria.

**Side Garden**  
A useful storage area with water supply, gated side access to front garden.

**Additional Information**  
All stone floors through house Limestone (2 different types used- honed limestone downstairs and outside plus honed sea shell in en-suite and shower).  
Master bedroom- Lime paint and the en-suite- same line paint and sealed micro cement in shower.  
Main bathroom- Pre-treated/sealed terracotta tiles, stone sink, brushed brass fittings (through out house), Vanetian plaster.  
Original tiles in hallway, original front door, porch and internal doors (not original loft).  
Kitchen splash back- Vanetian plaster, sealed and finished with gold wax, plugs in kitchen cabinets for appliances etc.

**Council Tax**  
Band E £2,148.74 p.a. (22/23)

**Post Code**  
CF64 5TW

