

75 Cedar Way



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

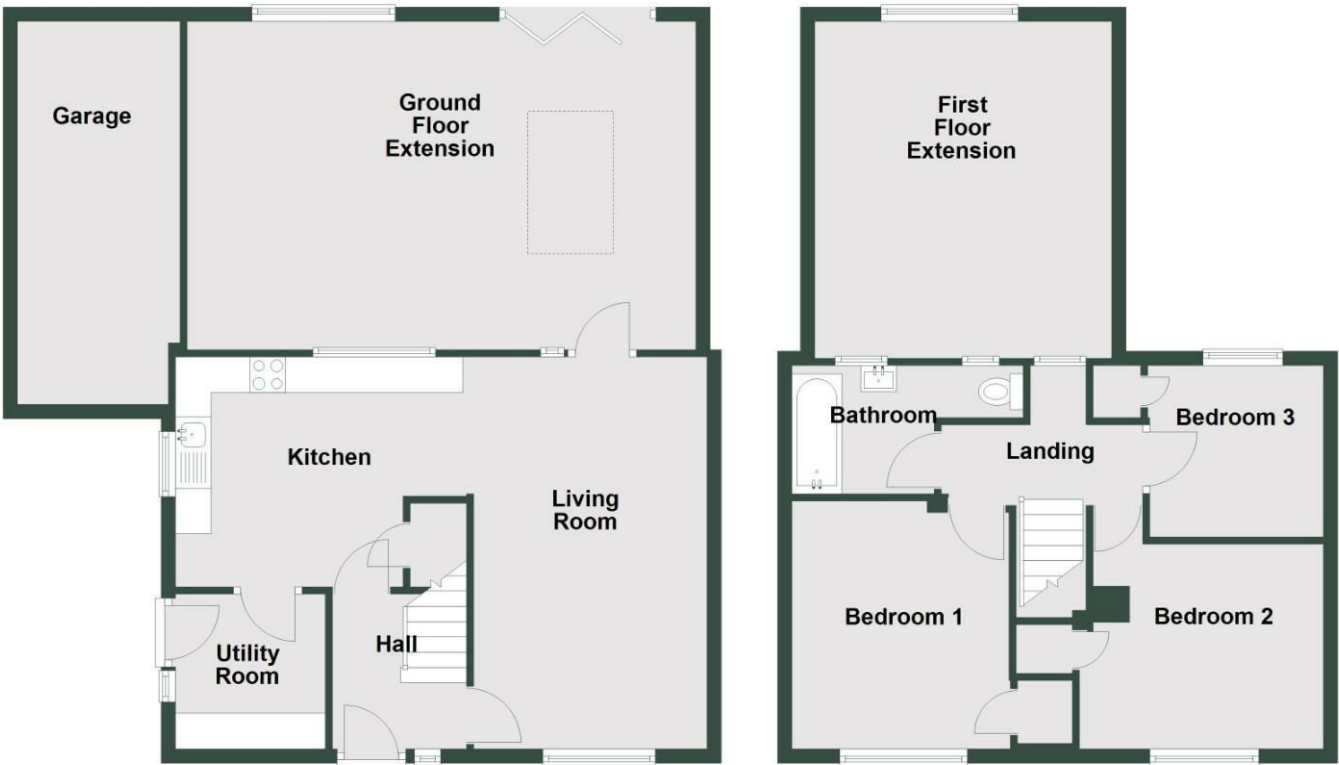
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharp.com](mailto:info@shepherdsharp.com)  
**Lettings enquiries:** [lettings@shepherdsharp.com](mailto:lettings@shepherdsharp.com)

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

SHEPHERD SHARPE

Ground Floor

First Floor



Total area: approx. 147.2 sq. metres (1584.0 sq. feet)  
**75 Cedar Way**



75 Cedar Way

Penarth CF64 3PW

£400,000

A two storey extended four bedroom semi detached house situated on a south facing plot with large private garden. This is a great opportunity to finish this project. The current owners have added a large two story extension which requires finishing. The property is being sold as seen but is priced to reflect this. Comprises hallway, through lounge, L-shaped kitchen, utility room, substantial extension (which will create enough space for a downstairs wc and large kitchen/living room), three bedrooms and modernised bathroom to first floor, the extension allows for another bedroom and en-suite shower room. Gas central heating, uPVC double glazing, powder coated bi-fold doors to rear, off road parking, useful store/small garage, rear garden. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



uPVC double glazed front door with side window to hallway.  
**Hallway**  
Attractively presented, tiled floor, new handrail and balustrade with contemporary glazing, modern downlighting, radiator. Solid oak doors to all ground floor rooms.

**Lounge**  
17'11" x 10'8" (5.47m x 3.26m)  
New uPVC double glazed window to front, uPVC double glazed door leading out to extension. Carpet, radiator, downlighting, open plan to L-shaped kitchen.

**Kitchen**  
13'7" x 10'4" (4.16m x 3.17m)  
The kitchen has been nicely presented and refurbished. uPVC double glazed windows to side and rear. White fitted kitchen with contrasting worktops, sink and drainer with lever mixer tap. Integrated fridge and freezer, gas hob, electric oven and extractor. Attractive tiling to splashback and floor, understairs store cupboard, countertop breakfast bar, radiator, modern downlighting. Solid oak door to utility room.

**Utility Room**  
7'2" x 7'0" (2.20m x 2.15m)  
Finished in the same style, continuity of tiled floor and splashback, base unit with worktop over, two eyelevel cupboards, plumbing for washing machine, access to combination boiler, radiator. uPVC double glazed window and door to side.

**Ground Floor Extension**  
23'2" x 15'2" (7.07m x 4.63m)  
The extension is a spacious room. Powder coated double glazed bi-folding doors to rear, uPVC double glazed windows finished in black, large roof lantern providing additional natural light. (The plans make provision for removing the main wall between the kitchen and the new extension to create a spacious open plan dining/kitchen/family room (drawings available on request).

**First Floor Landing**  
Carpet, plastered walls. Solid oak doors to all first floor rooms.

**Bedroom 1**  
12'0" x 10'0" (3.66m x 3.07m)  
A double bedroom. uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.

**Bedroom 2**  
10'9"x 9'7" (3.30mx 2.93m)  
uPVC double glazed window to front. Grey carpet, radiator, built-in wardrobe, loft access.

**Bedroom 3**  
7'11" x 8'0" (2.41m x 2.44m)  
uPVC double glazed window to rear. Grey carpet, radiator, large built-in wardrobe.

**Bathroom**  
Comprising panelled bath with shower over, contemporary wash basin with built-in storage beneath, twin flush wc. Mirror cabinet, tiled floor and walls, chrome ladder radiator, modern downlighting, extractor . Two uPVC double glazed windows to rear.



**First Floor Extension**  
15'2" x 13'4" (4.63m x 4.07m)  
A vaulted spacious room. Roof lights, side window and powder coated feature windows looking onto the rear garden (the plans show this to be the main bedroom and large en-suite shower room).

**Front Garden**  
Front garden with side driveway, parking for two cars.

**Rear Garden**  
Private south facing rear garden.

**Garage**  
20'6" x 6'6" (approx.) (6.25m x 2.00m (approx.))

**Additional Information**  
The property has a replacement roof, new fascia and guttering. Externally the property will remain as seen with external finishes to be completed.

**Council Tax**  
Band D £2,124.01 p.a. (25/26)

**Post Code**  
CF64 3PW

