



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

SHEPHERD SHARPE



82 Cornerswell Road

Penarth CF64 2WB

£545,000

Quite an unusual and larger than typical end of terrace four bedroom traditional family house. Thought to have been built by the builder for himself, the property is slightly wider than others in the terrace. Comprises porch, hallway, three reception rooms, separate kitchen, wc, four bedrooms (three of which are good size double rooms and the fourth room is larger than single), new bathroom with separate shower and separate wc. Front garden, rear garden, garage. uPVC double glazing, gas central heating. A lovely family house in catchment for excellent primary and secondary schools. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Painted part glazed timber front door to porch.

Porch

Original black and white tiled floor, high ceiling, cornice, space for cloaks. uPVC double glazed window, glazed inner door to hallway.

Hallway

19'1" x 14'10" (5.82m x 4.53m)

Wide, spacious hallway, original black and white tiled floor, original balustrading, cornice and plasterwork, radiator. Panelled doors to all ground floor rooms.

Reception Room 1

13'8" x 14'10" (4.18m x 4.53m)

A lovely wide room. uPVC double glazed broad bay window to front. Painted wooden floor boards, tiled fireplace, cornice, radiator. Glazed double doors to reception room 2.

Reception Room 2

14'9" x 11'1" (4.52m x 3.40m)

A wide room with glazed door and windows looking out onto garden. Wide archway leading through to reception room three, painted wooden floorboards, radiator, high ceiling with cornice. Access to lean to garden room.

Garden Room

A useful space. uPVC double glazed windows and doors leading at garden, replaced double glazed roof panels. Wooden floor, wooden panelling to walls, light.

Reception Room 3

11'5" x 11'5" (3.48m x 3.49m)

A decent size dining area which is just off the kitchen and could be knocked through to create a larger open plan kitchen/dining. uPVC double glazed window to with privacy glazing, vinyl flooring, radiator, coving, modern, downlighting.

Kitchen

11'2" x 10'11" (3.42m x 3.33m)

A contemporary flush fronted grey kitchen with contrast worktop, sink and drainer with lever mixer tap. Black finish gas hob with matching extractor above, electric fan assisted oven, plumbing for dishwasher and washing machine. integrated fridge/freezer, access to fuse box, wood effect flooring. uPVC double glazed windows to three sides, dark grey uPVC door leading out to garden.

W.C.

Compact and useful. Wash hand basin and wc, vinyl effect flooring, extractor. uPVC double glazed window.

First Floor Landing

Spacious landing with large window to side providing good light, small access to loft, traditional painted balustrading and handrail, contemporary carpet, radiator, large walk-in airing cupboard with storage, shelving and radiator.

Bedroom 1

12'9" x 11'5" (3.91m x 3.50m)

uPVC double glazed arched window to front. A nice double room. Painted wooden floor boards, cornice, new radiator.



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Bedroom 2

12'2" x 8'7" (3.71m x 2.64m)

uPVC double glazed window to rear. Painted wooden floor boards, radiator, two large wardrobes.

Bedroom 3

11'1" x 9'11" (3.39m x 3.04m)

A third double bedroom. uPVC double glazed window to side. Painted wooden floorboards, radiator, large built-in wardrobe.

Bedroom 4

11'5" x 7'11" (3.49m x 2.43m)

A good sized single room. uPVC double glazed window to front. Carpet, radiator.

Bathroom

Refurbished recently comprising freestanding bath with mixer tap, shower corner enclosure shower with rainfall shower and sliding attachment, contemporary wash basin with built-in storage beneath. New tiling, vinyl tiled floor, chrome ladder radiator, mirror with light, modern downlighting. uPVC double glazed window.

W.C.

Roca twin flush wc, vinyl tiled flooring. uPVC double glazed window.

Front Garden

Pretty front garden giving good privacy from Cornerswell Road.

Rear Garden

The property is a little wider than typical it has quite a wide side return (2.85m wide) which can be accessed from the little garden room off reception room three. It's a nice private garden, laid to lawn, door to a garage which can be accessed from Dyserth Road.

Garage

19'4" x 10'11" (5.90m x 3.34m)

Power and light.

Council Tax

Band F £2,572.54 p.a. (22/23)

Post Code

CF64 2WB

