

55 Coleridge Avenue



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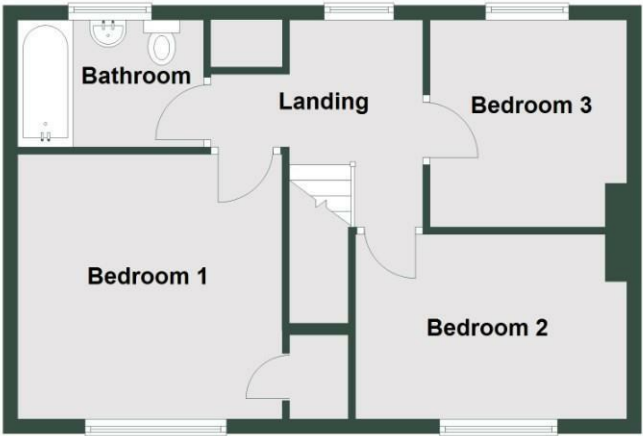
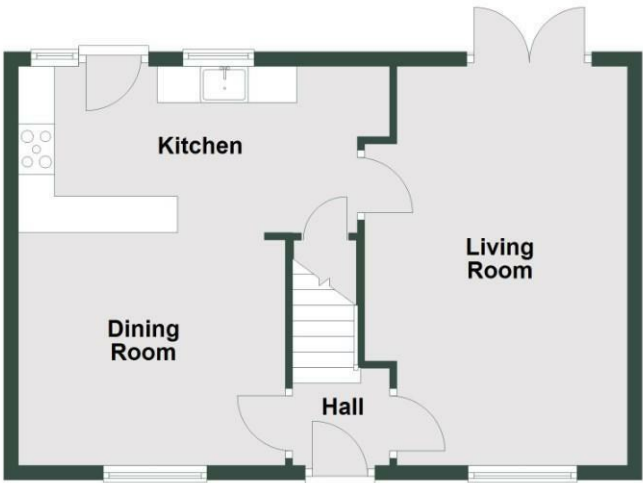
**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE

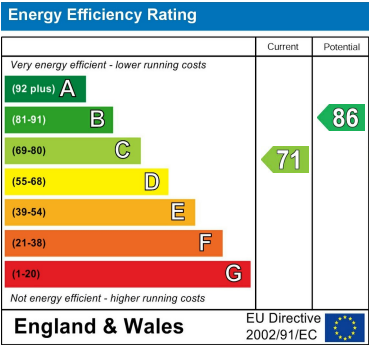


Ground Floor

First Floor



Total area: approx. 92.6 sq. metres (997.2 sq. feet)  
**55 Coleridge Avenue**



55 Coleridge Avenue

Penarth CF64 2SR

£495,000

A very attractive double fronted three bedroom semi detached house found in a great central location. Comprises central hallway, good size dual aspect lounge, open plan kitchen/breakfast room, landing, three bedrooms and bathroom. The property has been re-roofed, rewired, replastered throughout, has original stripped wooden floors, gas central heating and uPVC double glazing. Great potential to extend (subject to planning). Front garden with good off road parking, large rear garden with new resin patio. Freehold.





Modern panelled composite front door to hallway.

**Hallway**

Original stripped herringbone block flooring, natural carpet runner to first floor, decorated in white, access to modern fuse box/consumer unit. Attractive solid oak doors to all ground floor rooms.

**Lounge**

18'0" x 11'10" (5.50m x 3.63m)

A lovely living room. uPVC double glazed window to front with white shutters, patio door to rear. Original stripped wooden herringbone block flooring, log burner with slate hearth, two radiators.

**Kitchen/Breakfasting Room**

18'1" x 11'10" widening to 16'6" (5.52m x 3.62m widening to 5.05m)

Previously two separate rooms now open plan. uPVC double glazed windows to front and rear with white shutters. The dining area with original herringbone block flooring, radiator, decorated in white, plastered ceiling and walls. The kitchen is pale grey with contrast square edge worktop, china sink with adjustable lever mixer tap and nozzle. Range cooker, space for fridge/freezer, plumbing for washing machine and dishwasher. Tiled floor, access to under stairs storage, modern down lighting, access via part glazed door to rear garden.

**First Floor Landing**

Attractive original painted balustrade, loft access with drop down ladder, uPVC double glazed window to rear, stripped wooden floorboards, boiler cupboard with Worcester combination boiler (installed 2018). Attractive solid oak doors to all first floor rooms.

**Bedroom 1**

12'3" x 12'2" (3.74m x 3.73m)

uPVC double glazed window with white shutters. Stripped original wooden floors, beautiful shaker style built-in wardrobes and cupboards, original cupboard with shelving, radiator.

**Bedroom 2**

10'11" x 8'4" (3.33m x 2.56m)

A good double bedroom. uPVC double glazed window with white shutters. Stripped wooden floor, replastered walls and ceiling, new radiator, recess for wardrobe and built-in shelved storage.

**Bedroom 3**

9'4" x 8'8" (2.86m x 2.66m)

uPVC double glazed window to rear. Stripped wooden floor, replastered walls and ceiling, new radiator.

**Bathroom**

7'4" x 5'5" (2.26m x 1.67m)

Refurbished and re-tiled. Comprising deep panelled bath with chrome shower fitting off mixer tap, rainfall shower, contemporary wash basin and wc, both in white with chrome fittings. Metro style tiling, limestone tiled floor, column radiator, modern downlighting. uPVC double glazed window to rear. Potential to reconfigure a recess and create a separate shower or additional store cupboard.

**Front Garden**

The property is set on a wide plot with good off road parking, area for storage to the front, side access to rear garden via a new gate.



**Rear Garden**

A nicely proportioned garden with full width resin patio, lawn, great potential to extend (subject to planning), new timber shed/workshop.

**Additional Information**

Please note the property was re-roofed, rewired, replastered, new boiler and radiators in 2018. The resin patio and side gate fence was replaced in 2024.

**Council Tax**

Band F £3,068.02 p.a. (25/26)

**Post Code**

CF64 2SR

