

1 Larkwood Avenue



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

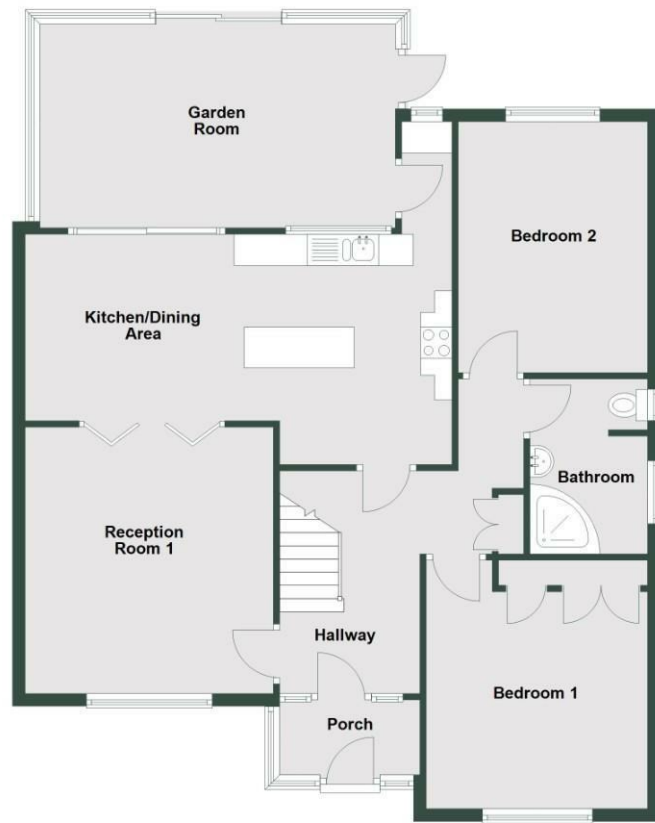
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

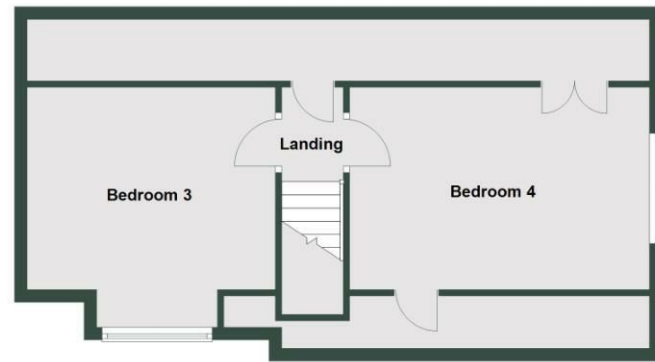
**SHEPHERD SHARPE**



**Ground Floor**



**First Floor**



Total area: approx. 138.4 sq. metres (1490.0 sq. feet)  
**1 Larkwood Avenue**

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Penarth CF64 3JJ

**£770,000**

An attractive, rarely available and nicely proportioned four bedroom detached dormer bungalow situated at the top of Larkwood Avenue just off Clinton Road in a very desirable lower Penarth location looking across Windsor bowling club and tennis club. The property is in catchment for both Evenlode and Stanwell schools and a short walk from town centre, railway station, Alexandra Park, sea front and Esplanade. The property has been in the same family since 2000 and offers a great opportunity. Comprises porch, spacious central hallway, bright and light lounge, open plan to large kitchen/dining room, utility area, two double bedrooms and shower room on the ground floor, two further double rooms to the first floor with potential to enlarge. Excellent off road parking to front, driveway leading to garage, private west facing rear garden. Gas central heating, uPVC double glazing. Freehold.

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	

**Porch**

uPVC double glazed porch providing weather protection which is glazed to two sides, tiled floor, glazed in doors through to the hallway.

**Hallway**

A wide, bright and light central hallway. Original oak herringbone wood block flooring, radiator, understairs cloaks area, access to boiler cupboard with Worcester Bosch combination boiler plus some additional shelving, coved ceiling. Attractive oak veneered doors to all ground floor rooms,

**Reception Room 1**

13'7" x 12'10" (4.15m x 3.92m)

A lovely bright east facing reception room. Large uPVC double glazed window looking onto the front garden. Contemporary gas fire, beautiful solid oak herringbone block flooring, radiator, decorated in pale colour, coved ceiling, folding doors lead through to dining room.

**Kitchen/Dining Area**

11'11" x 22'2" (3.65m x 6.77m)

The kitchen and dining room have been knocked through to create a large open plan space. The kitchen area has attractive solid oak traditional units with contrast worktops, island unit with granite worktop, sink with half bowl and drainer, lever mixer tap. Plenty of store cupboards, glazed display cabinet, plumbing for 450mm dishwasher, stainless steel gas hob, extractor, matching split level oven and grill in stainless finish, space for microwave, space for fridge/freezer, vinyl flooring, downlighting. Windows to rear and patio doors leading out to the garden room.

The dining area has beautiful original herringbone wood block flooring as from lounge, decorated in white, coved ceiling, radiator. Double glazed sliding patio doors to garden room/conservatory, folding doors leading to reception room 1.

**Utility Area**

A small recess off the kitchen. Vinyl flooring, space and plumbing for washing machine, counter top. Double glazed aluminium door leading out to garden room.

**Garden Room/Conservatory**

19'4" x 11'8" (5.90m x 3.57m)

A great entertaining space which can open out into the garden via sliding aluminium doors, single glazed aluminium windows and doors, natural stone paving, lighting.

**Bedroom 1**

12'11" x 11'6" (3.94m x 3.53m)

A lovely double bedroom. uPVC double glazed window to front. Carpet, radiator, large built-in wardrobe, decorated in white, coved ceiling.

**Bedroom 2**

13'0" x 9'11" (3.97m x 3.04m)

A good second bedroom which is presently used as an office. uPVC double glazed window looking onto the rear garden. Carpet, radiator, decorated in a neutral colour, coved ceiling, built-in glazed bookcase.

**Bathroom/Shower Room**

6'0" x 9'0" (1.85m x 2.75m)

Previously a bathroom now converted into a practical accessible shower room. Comprising large corner shower enclosure, wash basin with storage beneath and wc, all in white with chrome fittings, attractive tiling, storage/shelving.

**First Floor Landing**

A compact landing with carpet, access to small loft/storage.

**Bedroom 3**

13'1" x 12'8" (3.99m x 3.87m)

A good size double bedroom. uPVC double glazed window to front with elevated views across to the bowling club, tennis club and out towards the Channel. Carpet, radiator.

**Bedroom 4**

15'11" x 10'5" (4.86m x 3.18m)

A good double bedroom. uPVC double glazed window to side. Carpet, radiator, access to a small loft/storage.

**Front Garden**

The property is set well back from the road providing good privacy, off road parking and landscaped garden.

**Side**

There is also an additional store shed, long driveway, potential for 2/3 parking, outside gas meter, approach light, gated side to garden.

**Garage**

18'2" x 9'1" (5.54m x 2.77m)

Garage door to front, door and window to side.

**Rear Garden**

A very private west facing rear garden, access to the garage and store shed, attractive terracing, mature landscaping with mixed mediterranean style planting for low maintenance, outside water supply.

**Council Tax**

Band G £3,540.02 p.a. (25/26)

**Post Code**

CF64 3JJ

