

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 – 6pm  
Saturday  
9am - 5pm



## 49 Cae Canol

Penarth CF64 3RL

£750,000

An immaculately presented, spacious double fronted three storey five double bedroom detached house on the popular Caversham Park development. In catchment for Evenlode and Stanwell schools. Comprises central hallway, wc, two reception rooms, large open plan kitchen/dining/living area, utility room, spacious galleried landing, master bedroom with dressing room and en-suite, two bedrooms and bathroom to first floor, two further bedrooms and shower room to second floor. Plenty of off road parking, double garage, front and rear gardens. uPVC double glazing, gas central heating, refurbished throughout, tiled flooring and carpets. 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	77	83
EU Directive 2002/91/EC		





Glazed panelled front door to central hallway.

**Hallway**

Light grey porcelain tiled floor, recently redecorated, radiator, under stair storage cupboard.

**Cloakroom**

New two piece Duravit suite comprising wall hung wash basin and wc with concealed plumbing, shelf over. Continuity of porcelain tiling to floor, radiator, extractor.

**Lounge**

1601'1" x 1400'11" (488 x 427)  
5.08m x 4.27m (16' 8" x 14' ) uPVC double glazed window to front with plantation shutters. Carpet, Chesney log burner, slate hearth, radiator.

**Reception Room 3/Study**

1099'1" x 800'6" (335 x 244)  
3.53m x 2.54m (11' 7" x 8' 4") uPVC double glazed window to front with plantation shutters. Light grey porcelain tiled floor as from hallway, radiator.

**Open Plan Living/Kitchen/Breakfasting**

3536'9" x 1213'11" (1078 x 370)  
35' 4" x 12' 2" (10.78m x 3.70m) uPVC double glazed window to rear, uPVC French doors opening onto terrace. Kitchen area with new high spec contemporary Schuler fitted kitchen finished in white concrete effect ceramic work top, stainless steel under worktop Eisinger sink with Franke hot water tap, wood splashback with black shelf. Stainless steel Built-in AEG oven, AEG combination microwave, warming drawer, AEG ceramic induction hob, AEG down draft extractor, built-in dishwasher, built-fridge/freezer. Inset spot lights, LED under unit lighting, breakfast bar area with storage beneath, radiator, porcelain tiled floor as from hallway. Door to utility room. Living/Dining area with uPVC double glazed French door opening onto rear garden. Continuity of porcelain tiled floor, radiator, large bespoke oak unit with storage and power for TV, radiator, recessed spot lights.

**Utility Room**

498'8" x 600'5" (152 x 183)  
1.65m x 1.88m (5' 5" x 6' 2") Door to side driveway. Continuity of flooring from kitchen, radiator. Recently fitted utility are with sink and drainer, full height storage cupboard, plumbing for washing machine.

**First Floor Landing**

Carpet, radiator, airing cupboard with factory insulated tank and shelving. uPVC double glazed window to front with plantation shutters.

**Bedroom 1**

1400'11" x 1499'4" (427 x 457)  
4.80m x 4.27m (15' 9" x 14' ) uPVC double glazed window to front with plantation shutters. Carpet, radiator.

**Dressing Area**

Suite of built-in wardrobes, carpet, radiator. uPVC double glazed window to rea with plantation shutters.

**En-Suite Bathroom**

Large fully tiled shower enclosure, wash basin and wc all in white. Half tiling to main walls, vinyl wood effect flooring, radiator, extractor fan, shaver point. uPVC double glazed window .

**Bedroom 2**

1099'1" x 1200'9" (335 x 366)  
3.78m x 3.61m (12' 5" x 11' 10") uPVC double glazed window to front with plantation shutters. Carpet, radiator, built-in wardrobe.



**Bedroom 3**  
1200'9" x 1099'1" (366 x 335)  
3.35m x 3.66m (11' x 12' 0") uPVC double glazed window to rear with plantation shutters. Carpet, radiator, built-in wardrobe.

**Bathroom**

Comprising fully tiled shower enclosure, bath with shower attachment, wash basin and wc all in white with chrome fittings. Half tiled walls, vinyl wood effect flooring, radiator, extractor fan, shaver point. uPVC double glazed window to rear.

**Second Floor Landing**

Pretty second floor landing, carpet, radiator, velux window.

**Bedroom 4**

1400'11" x 1699'6" (427 x 518)  
5.41m x 4.32m (17' 9" x 14' 2") uPVC double glazed window to front with planation shutters, twin velux windows to rear. Spacious double bedroom with carpet, two radiators.

**Bedroom 5**

1699'6" x 1299'3" (518 x 396)  
5.41m x 4.11m (17' 9" x 13' 6") uPVC double glazed window to front with plantation shutters, twin velux windows with blackout blinds to rear. Carpet, two radiators.

**Shower Room**

Fully tiled shower enclosure, wash basin and wc both in white with chrome fittings. Half tiled walls, vinyl wood effect flooring, radiator, shaver point, extractor.

**Front Garden**

Good off road parking to front, wide driveway leading to double garage. Access to gas and electric meters. Front garden laid to lawn with attractive planting. Side access via gate to rear garden.

**Rear Garden**

Landscaped rear garden with wide of area of natural stone terracing, lawn and planted borders.

**Garage**

Double garage with two up and over doors.

**Council Tax**

Band H £3,451.40 p.a. (21/22)

**Post Code**

CF64 3RL

**Disclaimer**

The sellers are related to the partners in Shepherd Sharpe.

