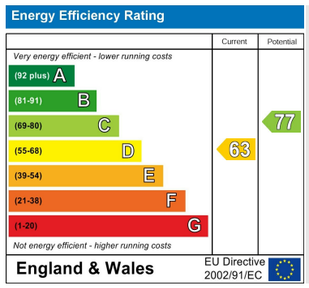
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Total area: approx. 279.0 sq. metres (3003.0 sq. feet)
5 Hickman Road



SHEPHERD SHARPE

5 Hickman Road

Penarth CF64 2AJ

£850,000

A very substantial late Victorian seven bedroom semi detached family house. A great project to refurbish and reconfigure, priced competitively to reflect this. Comprises porch, hallway, wc, three generous reception rooms, lean-to outbuildings incorporating shower and wc. To the first floor there are three good double bedrooms (one of which is presently used as a kitchen). The second floor is equally as generous offering three double bedrooms and two en-suite shower rooms and a smaller study/bedroom. Good off-road parking, large west facing rear garden with great potential. Gas central heating, double glazed sash windows to front. Freehold.

Panelled front door to porch.

Porch
Access to electric and gas meters, glazed in door then to hallway, laminate floor, radiator, understairs cupboard, area for cloaks, access to wc and reception rooms all accessed via fire doors.

W.C.
Comprising wash hand basin, wc, terrazzo flooring, coved ceiling.

Reception Room 1
17'7" x 16'2" (into bay) (5.38m x 4.93m (into bay))
A lovely principal reception room. uPVC double glazed sash windows to front with stained glass panels. High ceiling, cornice and ceiling rose, laminate flooring, two radiators, picture rail.

Reception Room 2
16'10" x 13'5" (5.15m x 4.10m)
A second generous reception room. uPVC double glazed windows to side and rear facing south and west. Laminate floor, two radiators, original cornice.

Reception Room 3
16'9" x 12'4" (5.12m x 3.78m)
Great potential to side return extend into a wide area of the garden. Lamiante flooring, two radiators, access to store cupboard.

Lean-to/Outbuildngs
Rear lobby with access to garden, area for cloaks, door to shower block.

W.C.
Presently converted into two shower enclosures. wc, twin wash hand basins. Vinyl flooring, radiator, decorated in white. uPVC double glazed window to the side.

First Floor Landing
Spacious deep landing with carpet, two radiators, original cornice.

Bedroom 1
17'8" x 16'7" (into bay) (5.40m x 5.07m (into bay))
A generous double bedoom. uPVC double glazed windows to front. Carpet, radiator, period fireplace with slate hearth and log burner. Large opening into what would have been a smaller box room which is now part of this room. This could also be converted into a dressing room or en-suite (2.39m × 1.67m). uPVC double glazed sash window to front. Carpet, radiator.

Bedroom 2
17'0" x 13'9" (5.20m x 4.20m)
A lovely generous second bedroom. uPVC double glazed window to rear looking onto the garden. Carpet, radiator, cornice, log burner with slate hearth.

Bedroom 3/Kitchen
11'9" x 17'0" (3.60m x 5.20m)
A generous third bedroom which is presently a kitchen. uPVC double glazed window to side and rear. Oak panelled units, contrasting worktop, plumbing for dishwasher, space for fridge and freezer, electric hob and oven. Cushion flooring, space for table and chairs, radiator, door to utility.

5 Hickman Road

Utility/Potential Bathroom
8'3" x 6'2" (2.53m x 1.90m)
Potentially a good size family bathroom which could be reconfigured. Door leading out to a fire escape, space and plumbing for washing machine, additional fridge freezer, cushion flooring.

Second Floor Landing
Unusual for a three storey property. The second floor is the same size as the first floor.

Bedroom 4
13'1" x 12'10" (4.0m x 3.93m)
uPVC double glazed window to front. Carpet, radiator, decorated in white, access to en-suite.

En-Suite 1
7'10" x 3'11" (2.40m x 1.20m)
Comprising shower enclosure, wash hand basin and wc, with contemporary fittings, extractor and radiator.

Bedroom 5
13'9" x 12'4" (4.20m x 3.78m)
A good double bedroom. uPVC double glazed window to rear. Carpet, radiator, contemporary decoration, access to en-suite.

En-Suite 2
8'0" x 3'11" (2.44m x 1.20m)
Recently installed. Comprising shower enclosure, wash hand basin and wc, all in white with chrome accessories. Chrome ladder radiator, extraction, laminate flooring.

Bedroom 6
14'2" x 12'4" (4.33m x 3.78m)
A double bedroom. Two uPVC double glazed windows to rear looking out across the garden. Carpet, radiator, neutrally decoration.

Bedroom 7/Office/Study
8'7" x 5'4" (2.63m x 1.64m)
Velux window to roof slope. Carpet, radiator.

Bathroom
11'3" x 6'2" (3.45m x 1.90m)
Two fitted showers, wash hand basin and wc. Decorated in white, cushion flooring, radiator, pressurised hot water cylinder (connects to a boiler in the loft). uPVC double glazed window.

Front Garden

Rear Garden

Council Tax
Band H £4,522.36 p.a. (26/27)

Post Code
CF64 2AJ