

15 Spencer Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

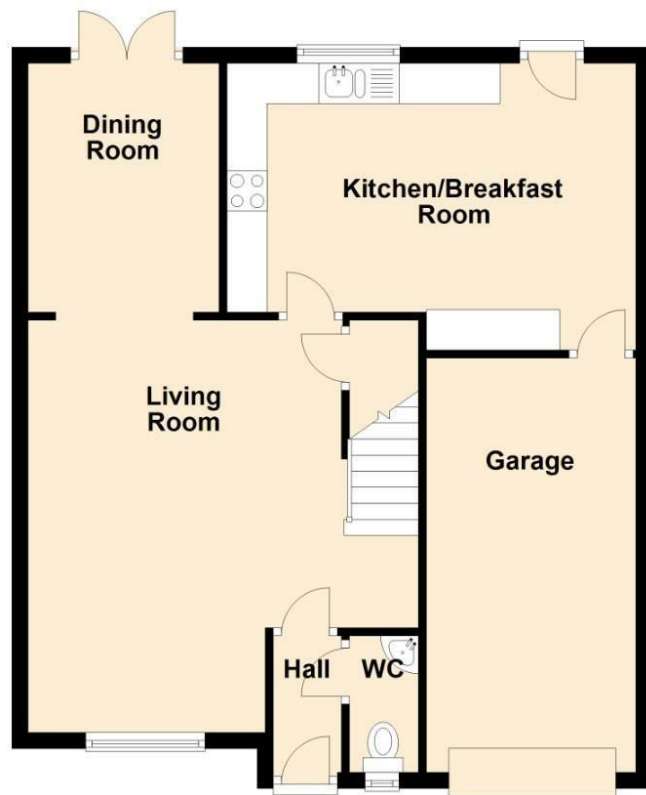
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SHEPHERD SHARPE



Ground Floor



First Floor



15 Spencer Drive

Llandough CF64 2LR

£350,000

Situated in a popular quiet cul de sac of modern properties is this improved and extended four bedroom semi detached house. Comprises hallway, wc., good size open plan lounge/dining, large modern fitted kitchen/breakfasting, four bedrooms, en-suite shower and family bathroom. Off road parking to front, south facing rear garden with large patio and tiered lawn. Gas central heating, new uPVC double glazing. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC



uPVC double glazed panelled front door to hallway.

Hallway

Vinyl flooring, radiator. Panelled door to lounge/dining room.

W.C.

uPVC double glazed leaded window to front. Original corner wash basin and wc.

Lounge

15'9" x 15'10" (4.82m x 4.84m)

A good size living room. uPVC double glazed leaded window to front, wide opening leading through to dining area. Open plan staircase to first floor with under stairs storage, panelled door leading through to kitchen. Carpet, radiator, control panel for security alarm.

Dining Room

7'8" x 10'2" (2.35m x 3.10m)

uPVC double glazed French doors leading out to patio. Continuity of decoration from lounge, carpet, radiator.

Kitchen/Breakfasting

16'7" x 11'8" (5.06m x 3.57m)

A large kitchen/breakfasting room with access to integral single garage, door leading out to garden. uPVC double glazed window to rear. Cream shaker style units with contrasting butchers block effect work tops, sink with half bowl and drainer with lever mixer tap. Stainless steel gas hob, Bosch electric double oven and grill, matching extractor, tiled splash back, plumbing for dishwasher and washing machine (could be included), dresser area with glazed cupboards above, telephone point, under counter fridge/freezer, two large pan drawers, boxed in gas boiler, radiator, laminate flooring, matching kitchen table with tiled counter top.

Landing

Carpet, loft access, airing cupboard with insulated tank and shelf.

Bedroom 1

8'8" x 11'1" (2.66m x 3.39m)

uPVC double glazed leaded window to front with elevated view looking out across Llandough, Cardiff city centre and the Bay. Carpet, fitted bedroom furniture and wardrobes, radiator.

En-Suite Shower Room

uPVC double glazed window to side. Enclosed tiled shower, wash basin, carpet.

Bedroom 2

10'2" x 8'9" (3.11m x 2.69m)

uPVC double glazed window to rear. Carpet, radiator, suite of fitted bedroom furniture.



Bedroom 3

6'9" x 8'2" (2.07m x 2.50m)

uPVC double glazed leaded window to front with elevated views similar to bedroom 1. Carpet, radiator, shelved store cupboard/wardrobe.

Bedroom 4

7'8" x 22'6" (2.36m x 6.87m)

The fourth bedroom was converted over the garage more recently in conjunction with the neighbours property. Versatile room with study area to one end and wash hand basin to the other, space for bedroom furniture, carpet, radiator. Velux window to front, uPVC double glazed window to rear.

Family Bathroom

Original suite comprising panelled bath, wash hand basin and wc. Part tiled walls, laminate flooring, radiator. uPVC double glazed window.

Front Garden

Off road parking for car, access to garage, part lawned, gated side access to rear.

Garage

17'1" x 8'2" (5.22m x 2.51m)

Power and light, shelving.

Rear Garden

South facing rear garden which has been much improved now a large full width deep patio and steps leading up to raised beds, natural stone retaining wall with lawn above.

Council Tax

Band E £2,062.49 p.a. (21/22)

Post Code

CF64 2LR

