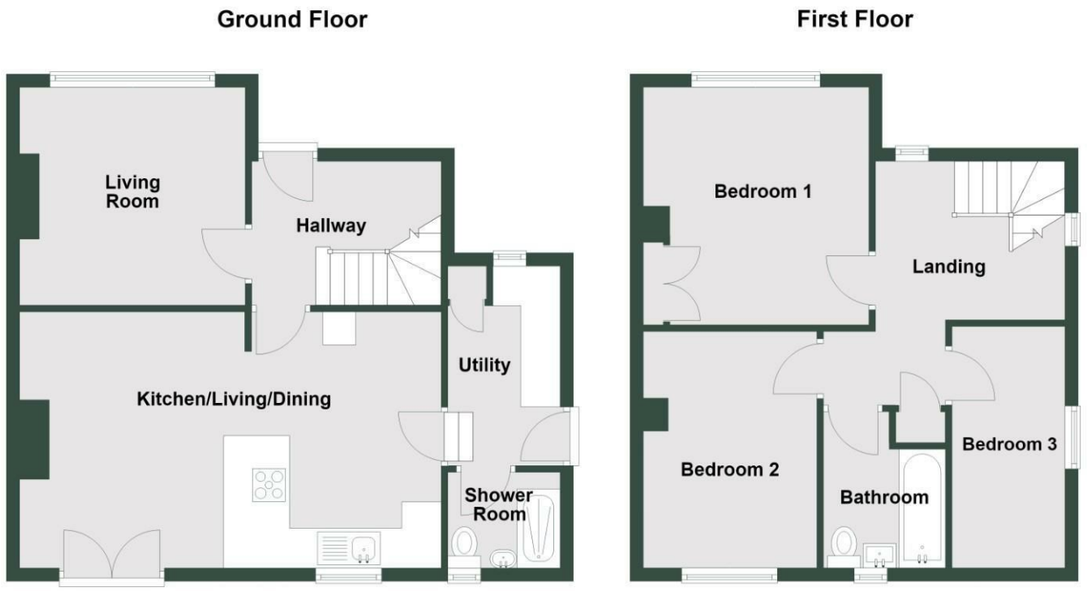
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

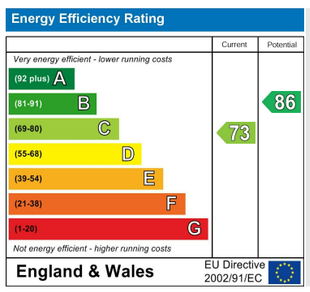
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)
6 Elfed Avenue



6 Elfed Avenue

Penarth CF64 3LX

£399,000

A very stylish example of a traditional, three bedroom, two bathroom, semi detached house occupying a landscaped corner plot. The property has been significantly renovated and enhanced to a high specification, offering well balanced accommodation. Good off road parking to the front with an EV port to remain, south westerly facing landscaped rear garden which has been designed to entertain and enjoy. Freehold.

External covered front entrance with timber front door to hallway.

Hallway
Composite herringbone flooring, LED spotlights, radiator, stairs to first floor with feature panelling, jute border stair runner, custom built bench with pigeon hole storage.

Living Room
10'9" x 11'2" (3.30m x 3.42m)
Large window to front with blinds (to remain). Composite herringbone floor, LED spotlights, radiator, feature brick fireplace with floating mantle, wall mounted lighting.

Open Plan Kitchen/Living/Dining
12'8" x 20'11" (3.88m x 6.39m)
Window to rear overlooking the garden. Open plan modern kitchen/living/dining space. Shaker style base and eye level units, marble effect worktop, sink and drainer with mixer tap, peninsula with breakfast bar. 'AEG' induction hob, extractor, 'AEG' oven and grill. LED spotlights, herringbone floor, radiator, central fireplace with brick detail and floating mantle, media unit, accents of brick and timber beam. Double glazed French doors to the rear garden.

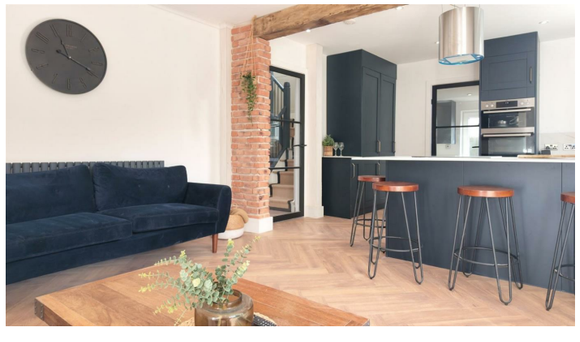
Utility Room
9'10" x 5'6" (3.02m x 1.70m)
Tiled flooring, matching units and storage to the kitchen with marble style countertop, tiled splashback, space for plumbing for white goods, spotlights, radiator. Frosted window to front, part glazed frosted door to side.

Shower Room
Newly finished shower room, comprising large tiled walk-in shower, low level WC, circular ceramic wash hand basin with mixer tap, heated LED mirror. High level frosted window.

First Floor Landing
L shaped landing with feature panelling to walls, LED spotlights, LVT flooring, access to loft, airing cupboard, original doors with new door furniture to all rooms. Window to side.

Bedroom 1
11'9" x 11'2" (3.60m x 3.42m)
A large double bedroom. Large window to front. Built-in double wardrobe with cupboards over, LED spotlights, radiator, additional wall mounted uplighting.

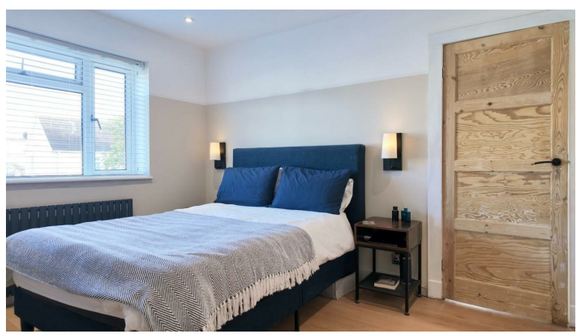
Bedroom 2
12'2" x 8'7" (3.71m x 2.63m)
A large double bedroom. LED spotlights, radiator.

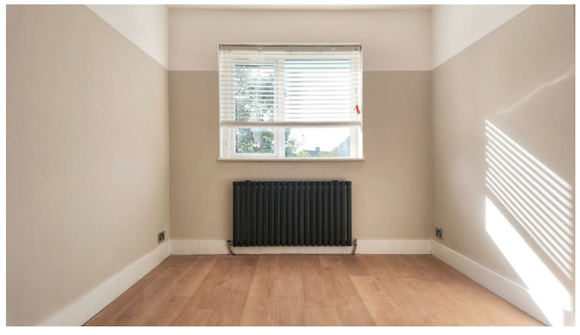


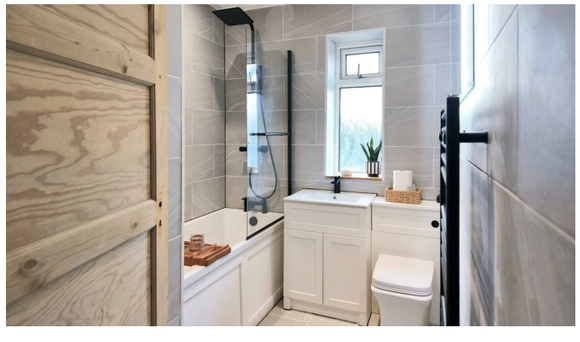
Bedroom 3
11'11" x 5'7" (3.65m x 1.71m)
Large window to side. LED spotlights, radiator.

Bathroom
Comprises low level WC, ceramic sink with vanity unit and waterfall tap, panelled bath with hot and cold mixer tap and shower over. LED spotlights, heated towel rail, Bluetooth controlled back lit mirror. Frosted window to rear.

6 Elfed Avenue







Front Garden
Low level brick wall with pillared entrance, shaped block paviour driveway providing good off road parking, provision for an EV charging port (to remain), lawn to the side, gated side access to the rear garden.

Rear Garden
South westerly facing rear garden which has been well designed to enjoy entertaining, porcelain tiled seating area with LED lighting, gravel edged lawn with modern timber fencing and hedging.

Council Tax
Band E £2,763.66 p.a. (26/27)

Post Code
CF64 3LX