

79 Cosmeston Drive



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Monday – Friday
9am – 5.30pm
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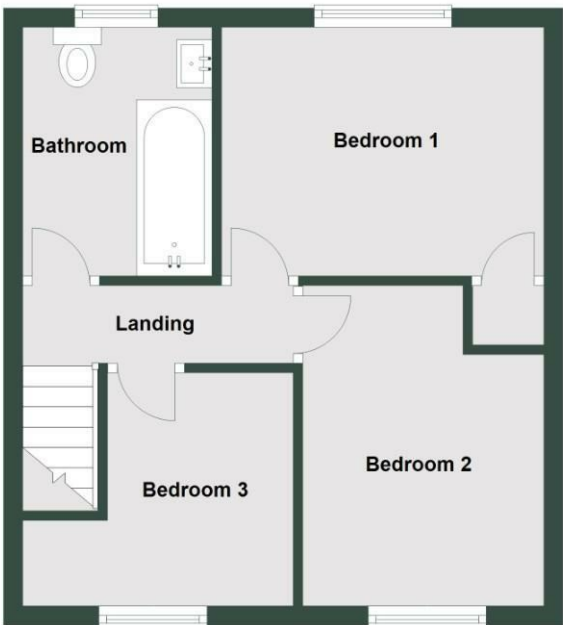
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 67.9 sq. metres (731.0 sq. feet)
79 Cosmeston Drive

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		
	71	79
EU Directive 2002/91/EC		
England & Wales		

79 Cosmeston Drive

Penarth CF64 5FA

£399,950

Situated at the top of Cosmeston Drive in a quiet setting with a lovely private rear garden is this well-maintained and upgraded smaller style three bedroom detached property house. Comprises hallway, living room, good size high quality fitted kitchen with granite work tops, three bedrooms and upgraded bathroom. Link attached garage, potential to extend to the rear, landscaped front and rear gardens. Gas central heating, uPVC double glazing. Freehold.



uPVC double glazed front door to hallway.

Hallway

uPVC double glazed window side. Carpet, radiator, glass and timber balustrade to first floor, useful understairs storage, area for cloaks, access to fuse box and gas meter. Solid pine doors to ground floor rooms.

Living Room

11'6" x 11'2" (3.53m x 3.42m)

uPVC double glazed window to front. Carpet, radiator, plastered walls and ceiling, coving, chrome switches and sockets.

Kitchen/Breakfast Room

17'10" x 11'5" (5.45m x 3.48m)

Knocked through to create a sociable kitchen with plenty of space for dining table and chairs. High quality shaker style kitchen in cream, granite worktops, built under sink with half bowl and lever mixer tap. Integrated gas hob, oven, extractor, Neff 450 dishwasher, fridge and freezer. High uality tiled floor, radiator, downlighting, plastered ceiling, coving. uPVC double glazed windows to rear and half glazed French doors leading out to garden.

First Floor Landing

Carpet, loft access. Solid pine doors to all first floor rooms.

Bedroom 1

11'2" x 8'6" (3.42m x 2.61m)

A double bedroom. uPVC double glazed window to rear. Built-in wardrobe, carpet, radiator, plastered ceiling, coving.

Bedroom 2

11'1" x 8'4" (3.38m x 2.56m)

A second double room. uPVC double glazed window to front. Carpet, radiator, plastered ceiling, coving, radiator.

Bedroom 3

8'2" x 5'10" (2.50m x 1.80m)

A smaller single room. uPVC double glazed window to front. Over stairs area potential for fitted wardrobe, carpet, radiator, plastered ceiling, coving.

Bathroom

A beautifully presented bathroom. uPVC double glazed window. Comprising panelled bath with rainfall shower over, plus sliding attachment, all fittings in chrome, trough style wash basin with deep storage beneath and concealed plumbing, twin flush wc with built-in furniture and concealed plumbing. Mirror cabinet, attractive finishes throughout, contrast tiled floor, extractor, downlights, contemporary radiator towel rail.

Front Garden

The property is set back from the road, sharing access with No. 80. The frontage has been landscaped with cobbled pavious, attractive planted borders, gated access to side.

Rear Garden

The garden has a pleasing west facing aspect with good views looking out towards some open countryside. Laid to lawn, natural stone patio, raised deck, traditional beds with established planting, outside water tap, light. Rear access to attached garage, to the side of the property is an additional area of garden which is ideal for recycling, bin storage, outdoor kitchen etc.



Garage

16'4" x 8'2" (5.00m x 2.49m)

Up and over door, access to Worcester combination boiler, power, light. uPVC double glazed door from the rear of the garage leading out to garden.

Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 5FA

