

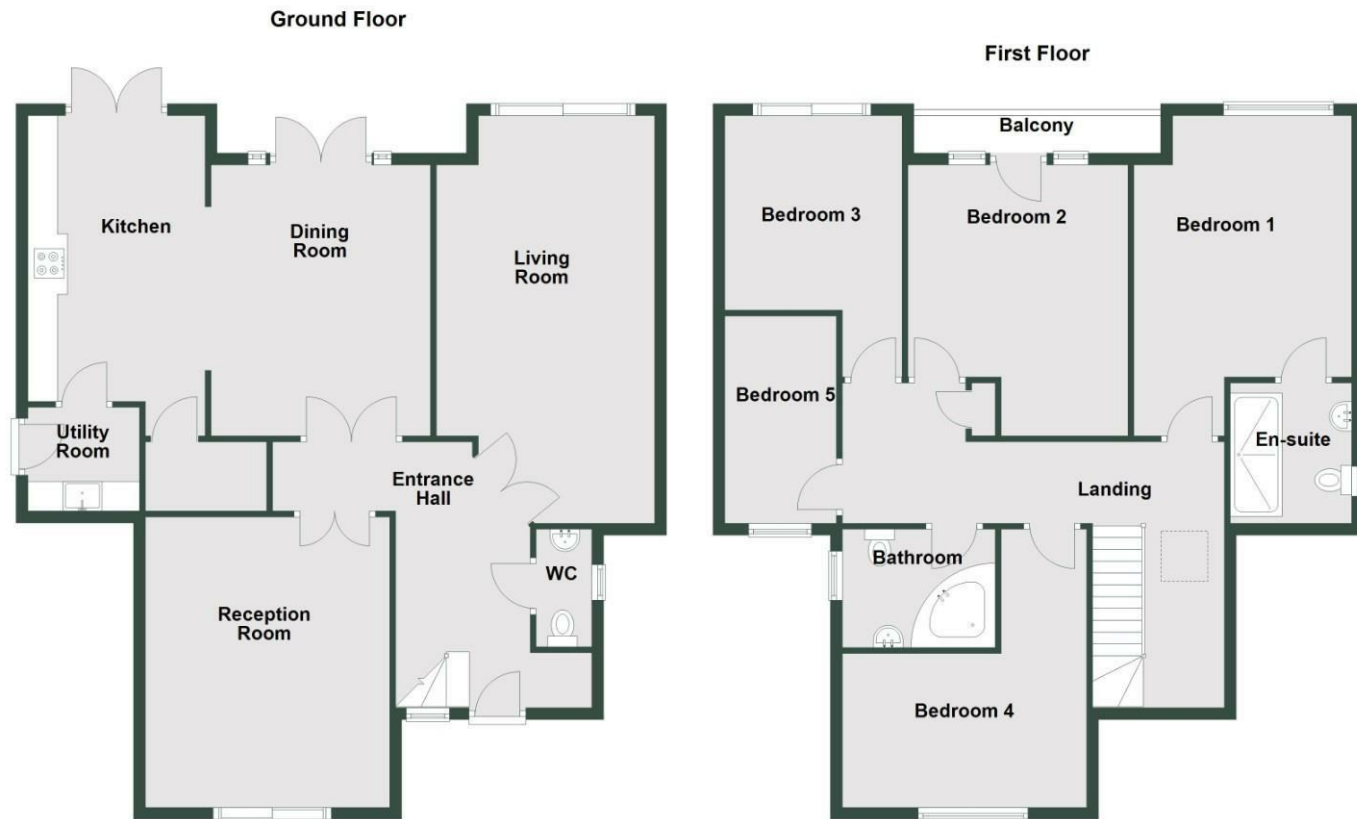


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

SHEPHERD SHARPE



Total area: approx. 196.0 sq. metres (2110.1 sq. feet)
2 Northcliffe Drive

2 The Ferns Northcliffe Drive

Penarth CF64 1DQ

£995,000

One of just three, contemporary detached properties found on the northern fringe of Penarth with outstanding elevated views looking across Penarth Marina, Barrage, Cardiff Bay, Channel and surrounding countryside. This generous five bedroom detached property offers an amazing outlook with good privacy but is found close to local amenities and town centre. Comprises lounge, separate sitting room, large kitchen/breakfast room and utility room. Spacious bright landing, three double bedrooms to rear with elevated river, Bay and Channel views, double bedroom to front and large single room/study, high quality en-suite shower and family bathroom. Off road parking to front of the property for at least three cars plus access to detached double garage. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Composite double glazed front door to hallway.

Hallway

A spacious and bright hallway, traditional style balustrade to first floor landing. uPVC double glazed window to front, two velux windows to roof slope, Amtico flooring, area for cloaks, radiator. Solid oak doors to all ground floor rooms.

W.C.

uPVC double glazed window to side. Wash hand basin and wc in traditional style, radiator.

Lounge

16'0" x 13'6" (4.90m x 4.14m)

A lovely light and bright room. uPVC double glazed patio doors and windows to front. Solid oak double doors from hallway. Pale fitted carpet, column radiator, neutral colours throughout.



Rear Lounge

22'11" x 12'0" (7.00m x 3.68m)

Solid oak double doors from hallway. uPVC double glazed patio door to garden with great views of the Channel, Cardiff Bay and city/. Exposed brickwork to chimney breast, pale carpet, two column radiators, decorated in neutral colours.

Kitchen/Breakfast Room

17'3" x 22'6" (5.27m x 6.86m)

Previously a separate dining room and kitchen now open plan. uPVC French doors and windows looking onto terrace with great views of Cardiff Bay, city and Channel. Painted oak panelled units with marble worktops, built under sink with cut away drainer, lever mixer tap. Integrated electric hob, oven, microwave and grill, separate microwave, built-in fridge/freezer and dishwasher. Modern lighting, column radiator, Amtico flooring, access to utility room and pantry/storage. Wide opening through to breakfasting/dining area. Further set of French doors and windows looking out onto garden with great water views of the Bay and Channel. Continuation of Amtico flooring from kitchen, column radiator, decorated in white.



Utility Room

6'7" x 6'6" (2.02m x 2.00m)

A useful space fitted with solid oak panelled units and worktops, built-in china sink, traditional brass mixer tap, plumbing for washing machine and tumble dryer, access to Worcester combination boiler, Amtico flooring. uPVC double glazed window and glazed door to side area of garden, drying area and recycling/storage.

First Floor Landing

A bright and light landing. Two velux windows to front roof slope, carpet, column radiator, cupboard and large airing cupboard with shelving, new carpet to stairs. Solid oak doors to all first floor rooms.



Bedroom 1

15'5" x 10'0" (plus fitted wardrobe) (4.72m x 3.06m (plus fitted wardrobe))

A double bedroom. Large uPVC double glazed window to rear with stunning views of Cardiff Bay, Barrage, Channel and city centre. Carpet, radiator, decorated in neutral colours, suite of solid oak fitted bedroom furniture and cupboards, large radiator. Solid door to en-suite.



En-Suite Shower Room

6'10" x 6'4" (2.09m x 1.95m)

Beautifully presented and fully tiled, modern wet room with toughened shower screen, rainfall shower plus sliding attachment, recessed controls, close coupled wash hand basin and wc, with built-in furniture/storage, concealed plumbing, modern down lighting with extractor, underfloor heating, contemporary radiator. uPVC double glazed window.

Bedroom 2

15'3" x 12'2" (4.66m x 3.73m)

A second double bedroom. Full height door and two windows to side looking out towards the Bay. Access to a private balcony, carpet, radiator, neutral decoration.

Balcony

A lovely viewing point with metal balustrade.



Bedroom 3

10'11" x 9'10" (3.35m x 3.01m)

A third double bedroom. Full height double glazed patio doors looking out towards the Bay, Channel and Cardiff city. Contemporary metal and glass balustrade, pale carpet, column radiator, neutral decoration.

Bedroom 4

11'1" (plus fitted wardrobes) x 9'1" (plus access) (3.39m (plus fitted wardrobes) x 2.77m (plus access))

A fourth double bedroom. Full height patio doors to front. Mirror fronted wardrobe, pale fitted carpet, column radiator, decorated in white.

Bedroom 5

11'0" x 6'5" (3.37m x 1.98m)

A good size single bedroom/study. uPVC double glazed window to front. Radiator, decorated in white, new carpet.



Bathroom

Comprising corner bath, wash hand basin and wc, all in traditional style. Fully tiled walls, mirror cabinet, column radiator. uPVC double glazed window to rear.

Front Garden

Enclosed courtyard to front with access to detached double garage, parking for three cars, secure gated side access to storage area, outside water tap and lighting, paved access to rear garden. There is also an allocated parking space in front of the property on the access road.

Rear Garden

To the rear of the property has well stocked garden tiered down to Woodland, large full with patio and deck, mature planting and trees, timber stepped pathway leads down to lower areas of garden and viewing platforms. Great views of Marina, Cardiff Bay, city, Barrage and Channel.



Double Garage

With power and light.

Council Tax

Band H £4,248.02 p.a. (25/26)

Post Code

CF64 1DQ