

18 High Street



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Penarth CF64 2AA

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

SHEPHERD SHARPE



18 High Street

Penarth CF64 1EZ

£425,000

Situated on the northern fringe of Penarth town is this much improved and modernised three storey four bedroom mid terraced Victorian townhouse. The property has lovely views of the bay and city from its upper floor. It has flexible three story accommodation comprising porch, hallway with deep store cupboard, through lounge/dining, large kitchen/breakfasting room with island, new integrated appliances, a large ground floor bathroom to the first floor are three bedrooms, to the second floor a principal bedroom and en-suite bathroom with shower. uPVC double glazing mostly throughout, gas central heating with combination boiler, replastered and redecorated throughout, new flooring and fitted carpets. Freehold.

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	
52	83
EU Directive 2002/91/EC	
England & Wales	



uPVC double glazed front door to porch.

Porch

Access to electric meter, glazed door and screen through to hallway.

Hallway

Laminate floor, new black doors to all ground floor accommodation, carpet to stairs, useful under stairs store cupboard.

Lounge/Dining Room

21'4" x 12'1" (6.52m x 3.70m)

A good sized room formally two rooms now enjoying an open plan aspect. uPVC double glazed windows front and rear. New laminate flooring, fire surround, decorated in white throughout, two radiators, boxed in gas meter.



Kitchen

17'9" x 10'8" (5.43m x 3.27m)

A new pale grey modern flat fronted kitchen with sink and drainer, lever mixer tap. New integrated appliances including large range cooker, extractor, column fridge/freezer, wine rack, integrated island, larder cupboard with shelving modern lighting, contemporary wall lights, semi vaulted ceiling, tiled floor, contemporary radiator. uPVC double glazed doors and windows to rear.

Bathroom

8'0" x 7'1" (2.45m x 2.18m)

A large ground floor family bathroom. Beautifully presented with pale grey tiling, large shower enclosure with rainfall shower with sliding shower attachment, close coupled wash basin, and twin flush wc with concealed built-in storage beneath. Tiled floor, radiator, Worcester Greenstar combination boiler. Two uPVC double glazed windows.



First Floor Landing

New carpet, new black doors to all first floor rooms.

Bedroom 2

11'4" x 7'4" (3.46m x 2.26m)

A good size double room. uPVC double glazed window to rear. New carpet, radiator, decorated in white throughout.

Bedroom 3

10'4" x 7'4" (3.15m x 2.24m)

A good size second double bedroom. uPVC double glazed window to front. New carpet, decorated in white, radiator.

Bedroom 4

10'8" x 6'0" (3.26m x 1.83m)

A large single room. uPVC double glazed window to front. New carpet, radiator, decorated in white.



Second Floor Landing

New carpet to stairs and landing, new black door to the principal bedroom. uPVC double glazed window providing good light.

Bedroom 1

17'0" x 13'4" (5.20m x 4.07m)

A large double bedroom. uPVC double glazed dormer window to front. Carpet, radiator.



Bathroom 2/En-Suite

Fully tiled comprising tiled panelled bath wash basin, twin flush wc, contemporary shower enclosure with rainfall shower and sliding attachment. Tiled floor, radiator, extractor, velux window.

Front

Opening directly onto High Street.

Rear Garden

Enclosed rear garden, paved, laid to lawn, useful outbuilding with power and light, glazed door from garden additional window and there is a secure door providing access to service lane handy family storage.

Council Tax

Band D £1,780.99 p.a. (22/23)

Post Code

CF64 1EZ

