

142 Plassey Street



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

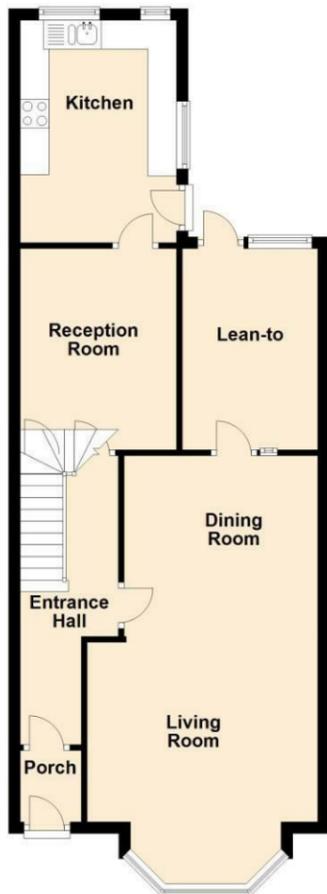
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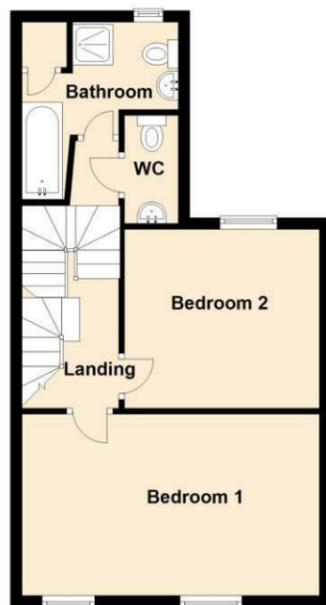
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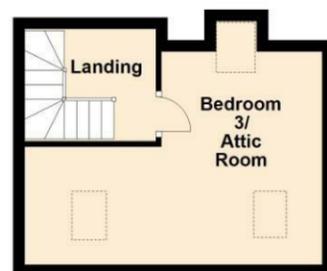
Ground Floor



First Floor



Second Floor



142 Plassey Street

Penarth CF64 1EH

£299,950

A bay fronted three bedroom mid terrace house. requiring significant refurbishment and investment but offering excellent potential. Comprises porch, hallway, through lounge/dining room, lean to kitchen wc and bathroom to ground floor, two double bedrooms and bathroom and separate wc to first floor, loft room. Front garden, tiered rear garden with lane access. Gas central heating (untested), solar panels to roof. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(32 plus) A	
B	
C	
D	
E	
F	
G	
Not energy efficient – higher running costs	
62	79

England & Wales EU Directive 2002/91/EC



Panelled UPVC double glazed front door to porch.

Porch

Access to both gas and electric meters. Glazed inner door to hallway.

Hallway

Stairs to first floor, open plan under stairs storage area, radiator.

Lounge/Dining Room

24'10" x 13'0" (7.58m x 3.97m)

Formerly two separate reception rooms now an open plan with a wide opening between the two rooms. uPVC double glazed bay window to front with views looking across Plassey Street towards Holy Trinity Church. Pretty fire surround, two radiators. Glazed door leading through to lean-to.



Lean-to

A single story rear addition requiring significant investment, polycarbonate roof, uPVC double glazed window and door leading to out rear garden.

Reception Room 2

9'9" x 11'4" (2.98m x 3.46m)

Casement window to side looking onto lean to and doorway leading through to the kitchen. More recently a downstairs wc has been added to the room for accessibility reasons.

Kitchen

12'8" x 8'6" (3.87m x 2.60m)

Requiring refurbishment. uPVC double glazed windows to three sides. Base and eye level kitchen cupboards. ceramic tiled floor (all appliances untested).



First Floor Landing

Staircase leading up to the third bedroom/attic room conversion.

Bedroom 1

16'10" x 10'3" (5.14m x 3.14m)

Two uPVC double glazed windows to front with a great view looking across Plassey Street and to the grounds of Holy Trinity Church and out towards the Dingle. A well proportioned double room. Radiator, fuse box and cable/TV connection.

Bedroom 2

10'1" x 10'2" (3.09m x 3.12m)

A second double bedroom. uPVC double glazed window to rear. Radiator, two built-in wardrobes.

Bathroom

Comprises bath, shower, wash basin and wc. Airing cupboard with access to combination boiler, radiator. uPVC double glazed window to rear.

W.C.

Comprising wc and wash hand basin, extractor.

Bedroom 3/Attic Room

15'8" (max) x 12'1" (4.8m (max) x 3.69m)

The loft conversion was carried out a number of years ago. Two velux windows to front and one rear. Additional low level storage, wall mounted inverter for solar panels.

Front Garden

A walled front garden with steps leading up to the front door.



Additional Information

Solar panels on the front of the property. Ownership to be confirmed,

Rear Garden

A tiered, sloping rear garden with lane access and good potential.

Council Tax

Band E £2,176.77 p.a. (22/23)

Post Code

CF64 1EH

