

29 South Road



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

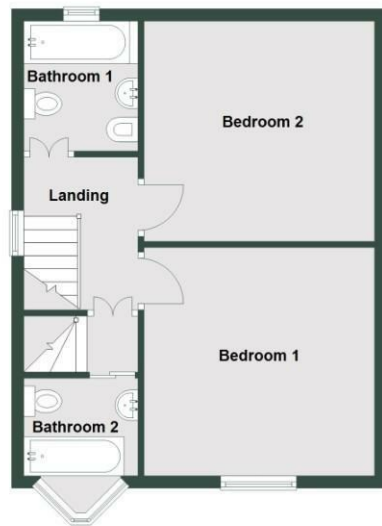
SHEPHERD SHARPE



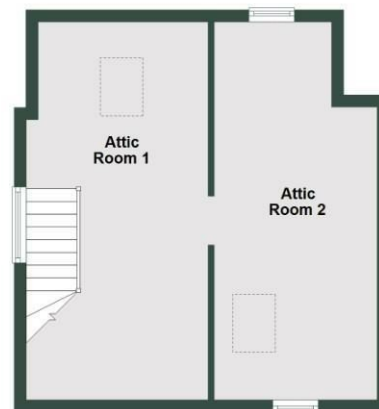
Ground Floor



First Floor



Second Floor



Total area: approx. 139.2 sq. metres (1498.1 sq. feet)  
29 South Road

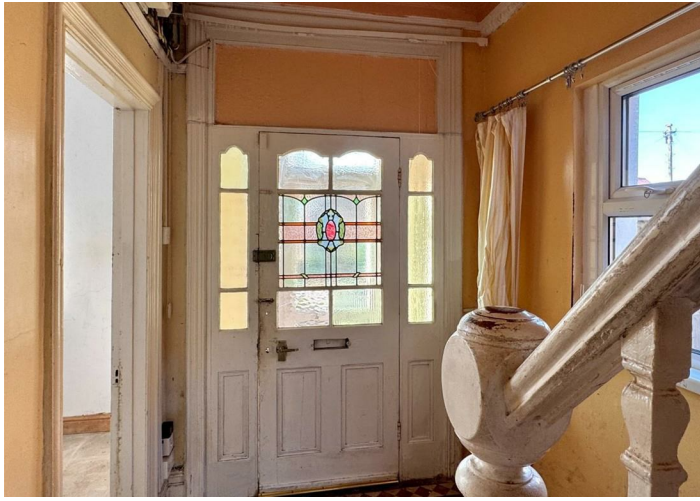
29 South Road

Sully CF64 5TG

£295,000

A lovely period two bedroom semi detached house with two informal loft rooms found on a large plot. The property requires significant investment but offers great potential. Comprises porch, hallway, two reception rooms, basic kitchen and utility room. To the first floor there are two bedrooms, family bathroom the third bedroom has been converted into an additional bathroom, access to the second floor with two further rooms. Front garden, large rear garden. Lovely original features, combination boiler (not tested). Off road parking, large mature rear garden. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed front door to porch.

#### Porch

Original tiled flooring, access to gas meter. Glazed door to hallway.

#### Hallway

Original tiled floor, uPVC double glazed window to side, decorative cornice, traditional handrail and balustrade to first floor, useful understair store cupboard.

#### W.C.

Wash basin and wc. uPVC double glazed window to side.

#### Reception Room 1

15'6" x 12'7" (4.74m x 3.86m)

uPVC double glazed window to front. High ceiling, cornice, picture rail, beautiful period fireplace with surround and period tiles.

#### Reception Room 2

19'1" x 11'10" (5.82m x 3.61m)

uPVC double glazed patio doors to rear garden. Period fireplace, tiled hearth, original tiled floor. Door to kitchen.

#### Kitchen

9'11" x 8'1" (3.03m x 2.48m )

Basic kitchen in need of refurbishment. Potential to extend the back of the house, space to extend into the rear garden. Basic white kitchen cupboards, co-ordinating tiling and worktops, sink and drainer, recess for cooker. uPVC double glazed window and door to side.

#### Utility Room

8'2" x 4'7" (2.50m x 1.41m)

Glazed window. Tiled floor, combination boiler (untested), radiator.

#### First Floor Landing

Traditional landing and balustrade, uPVC double glazed window, understair storage.

#### Bedroom 1

12'7" x 12'0" (3.86m x 3.66m)

A large double bedroom. Window to front. Original floorboards.

#### Bedroom 2

11'8" x 11'8" (3.58m x 3.56m)

A second double bedroom. Window to rear. Original floor boards.

#### Bathroom 1

7'0" x 5'11" (2.14m x 1.82m)

Window to rear. Three piece suite in white. Requires refurbishment.

#### Bathroom 2

5'11" x 4'9" (1.81m x 1.46m)

Feature window to front. Originally a bedroom, now an additional bathroom or en-suite. Access via staircase to loft rooms.

#### Attic Room 1

11'1" (purlin to purlin) x 9'10" (3.40m (purlin to purlin) x 3.02m )

A much bigger room on the footprint than indicated with restricted headroom. uPVC double glazed window to stairwell, velux windows to front and rear. Small trap door, loft access. Doorway through to second attic room.



#### Attic Room 2

19'8" x 9'2" (6.0m x 2.8m)

Small dormer window to rear, uPVC double glazed circular portal and velux window to front. Great potential to further enlarge. Refurbishment required.

#### Front Garden

Good off road parking.

#### Rear Garden

A great garden with huge potential but currently overgrown, very mature and private with plenty of space to extend (subject to planning).

#### Council Tax

Band E £2,691.47 p.a. (26/27)

#### Post Code

CF64 5TG

