

59 Windsor Road



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

SHEPHERD SHARPE



59 Windsor Road

Penarth CF64 1JE

£385,000

A substantial four bedroom mid terraced house found close to the town centre. This spacious family house requires some moderning but offers great potential. Comprises porch, hallway, three reception rooms, kitchen, four bedrooms, bathroom, shower room an separate wc. Front and rear gardens. 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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales			81

EU Directive 2002/91/EC



uPVC double glazed front door to porch.

Porch

Access to boxed in gas meter, solid wood door to hallway.

Hallway

Beautiful reproduction tiled floor, high ceiling, architrave, access to electric meter and fuse box, radiator. Panelled door leading to cellar/storage.

Reception Room 1

15'5" x 14'3" (4.70m x 4.35m)

A lovely front room. uPVC double glazed bay window to front. Period working fireplace, radiator, cornice, ceiling rose, cable, TV connection.

Reception Room 2

11'4" x 11'2" (3.47m x 3.41m)

uPVC double glazed doors leading out to rear garden. Period fireplace, stripped wooden floor, original cupboards, cornice, radiator.

Reception Room 3

16'8" x 10'2" (5.10m x 3.10m)

A large room. Two uPVC double glazed windows to side. Wide opening through to kitchen, great potential to knock through the kitchen and dining room to create a larger open plan family space laminate floor, radiator, cornice.

Kitchen

10'0" x 7'5" (3.07m x 2.27m)

A traditional style shaker kitchen, wooden worktops, china sink, plumbing for washing machine and dishwasher, space for fridge/freezer, large five burner range cooker with electric hot plate, grill and extractor above. uPVC double glazed door and windows to rear and side.

First Floor Landing

Two tiered landing, access to shower room and wc, roof light allows good natural light. traditional balustrade, radiator, loft access with drop down the ladder to large loft which has great potential to add further living space.

Bedroom 1

12'9" x 10'1" (3.91m x 3.08m)

A double room. uPVC double glazed window to side. Stripped wooden floor, radiator.

En-Suite Bathroom

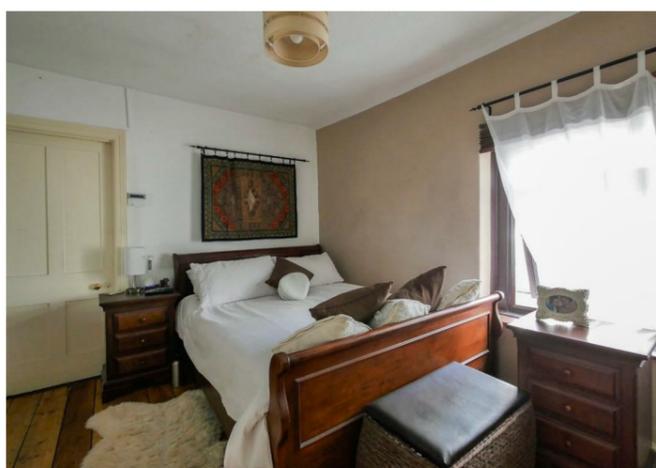
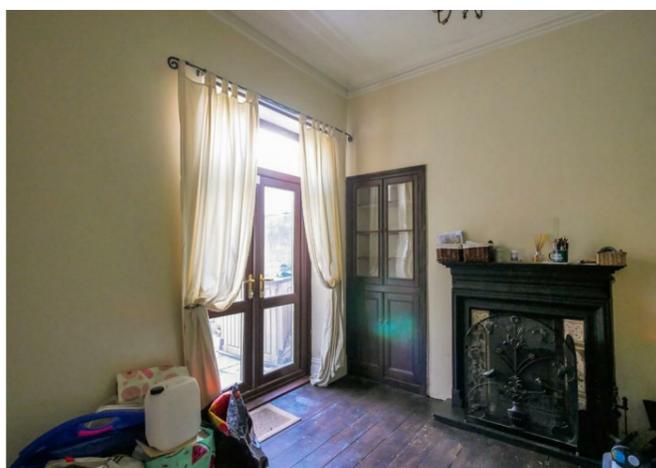
10'4" x 7'5" (3.15m x 2.27m)

A spacious en-suite bathroom. Comprising freestanding 'clawfoot' bath with shower off mixer tap, traditional style wash basin and wc all in white. Stripped wooden flooring, traditional radiator, heated towel rail, boxed in Ferrolli boiler. uPVC double glazed window with opaque glazing.

Bedroom 2

12'1" x 10'9" (3.70m x 3.30m)

A good second double bedroom. Two uPVC double glazed windows to front. Stripped wooden floor, lovely period fireplace, contemporary decoration, radiator.



Bedroom 3

11'5" x 11'3" (3.50m x 3.44m)

A third double bedroom. uPVC double glazed window to rear. Stripped wooden floor, two built-in wardrobes, radiator.

Bedroom 4

12'2" x 7'3" (3.73m x 2.23m)

A large single room. UPVC double glazed window to front. Stripped wood floorboards, radiator.

Shower Room

In addition to the bathroom there is a small shower room, corner shower enclosure with chrome shower fitting and rose, tiled walls. uPVC double glazed window to side with privacy glass.



W.C.

Space saving wc, corner wash basin, fully tiled.

Front Garden

There is a small fore court front garden giving privacy from Windsor Road.

Rear Garden

Enclosed rear garden, mainly laid out with paving and decking, side return for storage, outside lighting and power, small lean-to storage outbuilding.

Council Tax

Band E £2,290.68 p.a. (23/24)

Post Code

CF64 1JE

