

64 Stanwell Road



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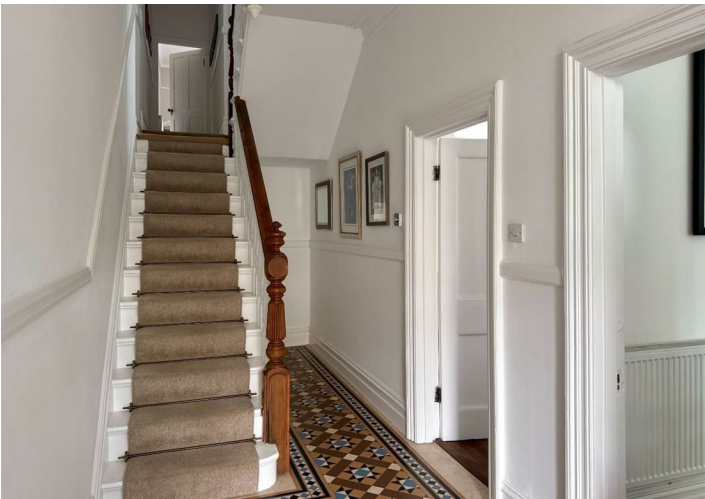
64 Stanwell Road
Penarth CF64 3LQ

£975,000

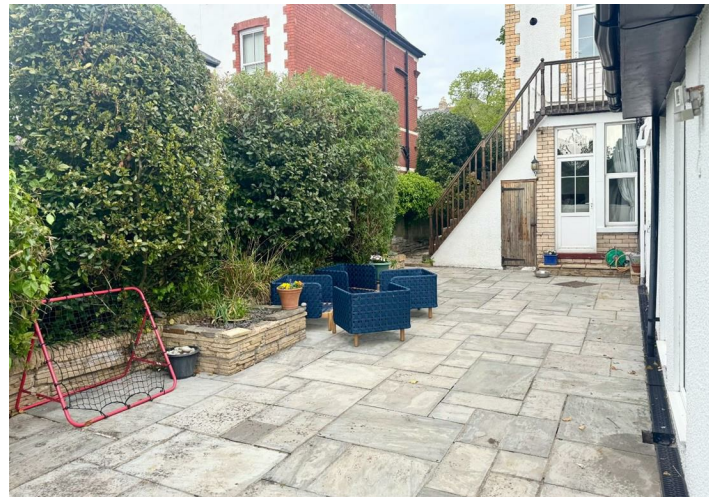
A much loved and beautifully presented three storey five bedroom late Victorian semi detached family house, found in a popular central tree lined road. Comprises porch, hallway, two reception rooms, wc, access to two good size cellar rooms and lovely open plan kitchen/breakfasting room. To the first floor are three generous bedrooms, large family bathroom and shower room. To the second floor or two further double bedrooms and shower room. The rear loft has been informally converted for light storage. uPVC double glazed windows to rear and double glazed timber sash windows to front, beautifully presented, gas central heating. Front and rear gardens, garage with lane access, potential to create further parking at rear. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Traditional painted panelled front door to porch.

Porch

Beautiful reproduction Victorian tiled flooring, high ceiling, large tall built-in cupboard with access to gas and electric meters, fuse box with circuit protection. Cornice, stained glass door to hallway,

Hallway

A elegant and beautiful hallway with original features, including cornice, newel post and handrail, balustrade and panelling. Decorated in neutral colours, reproduction Victorian tiled flooring, radiator. White painted panelled doors to all ground floor rooms.

W.C.

2.38m x 1.59m (7'9" x 5'2")
A contemporary modern suite comprising wash hand basin and twin flush wc with composite countertop and built-in storage. Quality vinyl wood grain effect flooring, area for cloaks. uPVC double glazed window with privacy glazing.

Cellar Room 1

4.23m x 2.04m (13'10" x 6'8")
Restricted headroom. Excellent wine storage/general storage, lighting.

Cellar Room 2

4.30m x 1.69m (14'1" x 5'6")
Restricted headroom.

Reception Room 1

4.34m x 5.40m (14'2" x 17'8")
An elegant front reception room. Deep and low double glazed window to front with lovely view of the garden. Living flame coal effect gas fire with period surround, solid walnut flooring, radiator, cornice.

Reception Room 2

5.10m (max) x 4.20m (16'8" (max) x 13'9")
A good size second reception room. uPVC double glazed window to side and door and window looking out onto terrace and garden. Fireplace with granite hearth, solid walnut flooring, cornice, radiator, decorated in neutral colours.

Kitchen/Breakfasting Room

9.50m x 3.43m (31'2" x 11'3")
A delightful kitchen/breakfasting room knocked into previous outbuildings to create a generous family space. Powder coated double glazed bi-fold doors to rear, sliding doors to side, three full height windows, two additional velux windows providing lots of natural light. Fitted kitchen in white with granite worktops, island, built-in sink with cutaway drainer and lever mixer tap. Plumbing for dishwasher and washing machine, space for tumble dryer, space for large American style fridge/freezer, range cooker with two ovens and grill, five burner hob, microwave, wine chiller. Wood grain effect flooring, radiator, downlighting, plastered and decorations in white.

First Floor Landing

Spacious light landing, carpet, high ceiling, cornice. White painted panelled doors to all first floor rooms.

Bedroom 1

5.40m x 4.37m (17'8" x 14'4")
A lovely principal bedroom. Timber double glazed sash window to front. Carpet, radiator, picture rail, cornice, decorated in neutral colour, large built-in wardrobes.

Bedroom 2

4.20m x 4.06m (13'9" x 13'3")
uPVC double glazed door facing rear garden leading out to a fire escape. Laminate floor, radiator, two large built-in wardrobes (one concealing a new Baxi combination boiler), picture rail, cornice, neutral decoration.

Bedroom 3

3.63m x 3.47m (11'10" x 11'4")
uPVC double glazed window to rear. Carpet, radiator, picture rail, coving.

Bathroom

A spacious bathroom, contemporary in style. Comprising panelled bath with centrally mounted taps, large shower enclosure with low profile base and electric shower, toughen shower screen, wash basin with storage beneath and twin flush wc, all in white. White tiling, contrast vinyl flooring, chrome ladder radiator, shaver point, down lighters, chrome ladder radiator. Two uPVC double glazed windows.

Shower Room 1

2.80m x 1.92m (9'2" x 6'3")
One of the smaller bedrooms has now been converted into a shower room. Comprising large shower enclosure with chrome shower fitting, pedestal wash basin with lever mixer tap, twin flush wc, fully tiled shower enclosure. Attractive half tiled walls and floor, chrome ladder radiator, downlighting, chrome ladder radiator. Double glazed timber sash window to front.

Second Floor Landing

From the half landing there is access by a steps to the rear loft.

Loft/Office Space

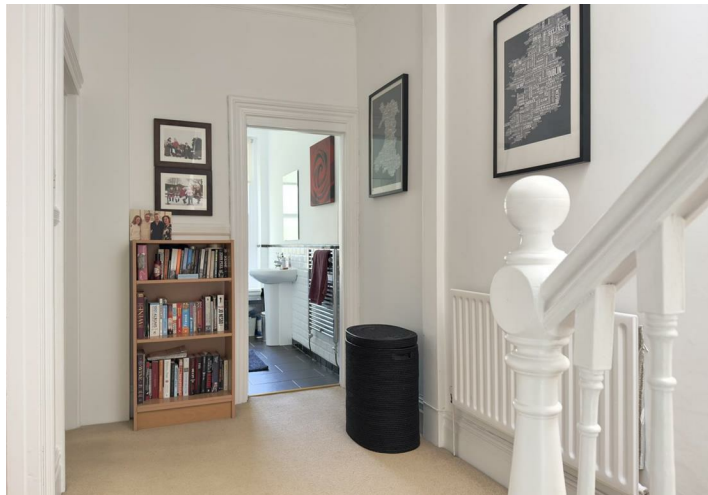
4.80m x 2.04m (15'8" x 6'8")
Previously used as an office. Useful deep loft area with velux window to roof slope, carpet, access to remaining loft areas, plastered and decorated, light.

Bedroom 4

4.36m x 4.13m (14'3" x 13'6")
A generous front facing bedroom. Timber double glazed timber sash window to front. Carpet, radiator, neutral decoration.

Bedroom 5

4.33m x 4.08m (14'2" x 13'4")
A generous double bedroom. uPVC double glazed sash style window to rear. Carpet, radiator, decorated in white.



Shower Room 2

2.90m x 1.86m (9'6" x 6'1")

A well appointed and contemporary shower room. Attractive tiled walls, co-ordinating vinyl flooring, contemporary corner shower closure with chrome shower fitting, oblong wash basin with lever mixer tap and built-in storage, wc. Velux window to front roof slope.

Front Garden

A pretty walled front garden with mature hedge, lawn and pathway.

Rear Garden

A large enclosed landscaped rear garden, large natural stone terrace, raised planting, two areas of lawns, rear terrace, access to garage, potential to create further off road parking from service lane.

Garage

6.06m x 3.02m (19'10" x 9'10")

Roller shutter leading out to service lane.

Council Tax

Band G £3,768.63 p.a. (26/27)

Post Code

CF64 3LQ

