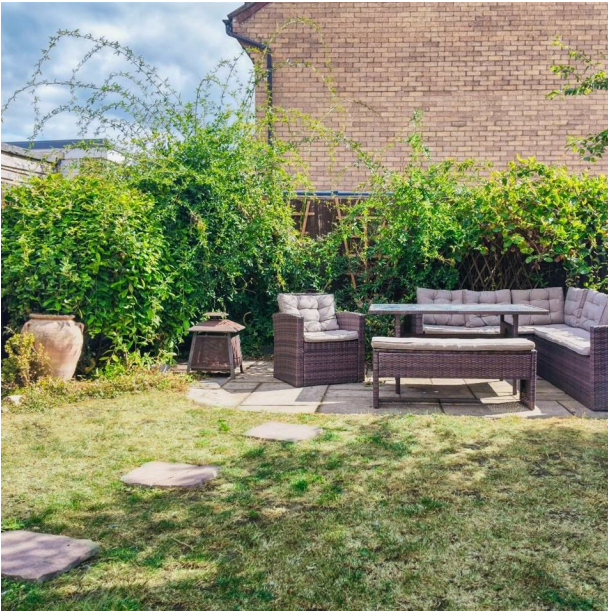


49 Cosmeston Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

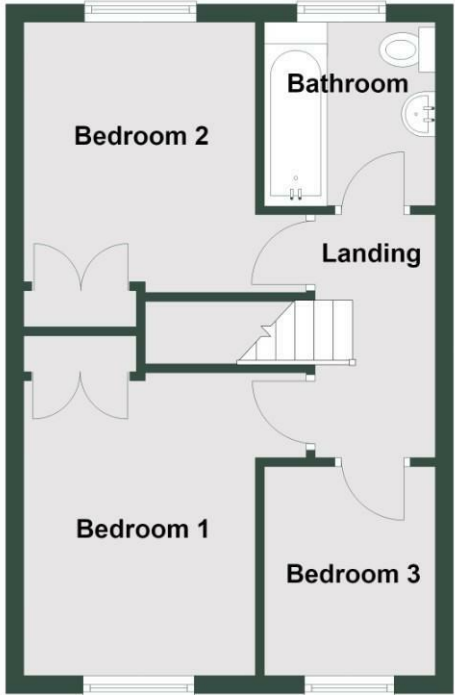
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



Total area: approx. 67.9 sq. metres (731.3 sq. feet)
49 Cosmeston Drive

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		
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



49 Cosmeston Drive

Penarth CF64 5FA

£339,950

A stylishly decorated three bedroom semi detached house with newly upgraded kitchen and bathroom. Positioned quietly off a private shared driveway within a popular residential development close to Cosmeston Lakes Country Park, Penarth Clifftops and the amenities of Penarth town centre. Comprises hallway, living room, kitchen/dining, three bedroom and bathroom. Parking for several cars to the front, landscaped rear garden. The property also has lapsed planning to extend that could hopefully be reinstated following consultation with the Vale of Glamorgan. Freehold.



Part glazed composite front door to hallway.

Hallway

6'3" x 4'0" (1.91m x 1.24m)

Window to side. Timber style flooring, built in store cupboard with access to meters and shelf above, pendant ceiling light. Half glazed panelled door to living room,

Living Room

14'0" x 14'11" (4.29m x 4.57m)

Large window to front. Laminate floor, central ceiling light, radiator, stairs to the first floor.

Kitchen/Dining

9'7" x 14'11" (2.94m x 4.56m)

The kitchen is a U-shaped configuration of shaker style base and wall mounted units, marble effect worktops, composite sink and drainer with mixer tap. Integrated oven and grill, gas hob, extractor. Decorative tiled splashback, access to wall mounted Baxi boiler, ceramic tiled flooring, pendant light over dining area, additional lighting in kitchen, plumbing for washing machine and space for fridge/freezer. Window to rear and door to rear garden.

First Floor Landing

8'5" x 4'2" (2.57m x 1.28m)

Carpet, pendant ceiling light over stairwell, loft hatch to attic.

Bedroom 1

11'2" x 10'5" (3.42m x 3.19m)

Window to front. Carpet, central ceiling light, built-in wardrobe, radiator.

Bedroom 2

10'6" x 9'7" (3.21m x 2.94m)

Window to rear. Carpet, pendant ceiling light, built-in wardrobe, radiator.

Bedroom 3/Home Office

8'2" x 6'7" (2.49m x 2.02m)

Window to front. Carpet, central ceiling light, radiator.

Bathroom

6'11" x 6'5" (2.13m x 1.98m)

A modern suite comprises panelled bath with rainfall shower over, mixer tap, modern WC, wash basin inset to vanity unit with storage beneath. Chrome heated towel rail, spotlights, extractor fan. Frosted window to rear.

Front Garden

Access off a shared driveway to an extensive paved driveway for several vehicles.

Rear Garden

Thoughtfully landscaped rear garden with recently laid limestone paving, lawn, rear paved seating area, established planting to borders, garden shed (to remain).

Council Tax

Band D £2,261.18 p.a. (26/27)

Post Code

CF64 5FA

