



4 Andrews Buildings  
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

Ground Floor



First Floor



# 61 Byrd Crescent

Penarth CF64 3QW

£320,000

A three bedroom semi detached house situated in lower Penarth. This great value family house with lovely gardens to front and rear, great potential to further extend and improve. Comprises hallway, cloaks/wc, through lounge, kitchen/breakfasting, three bedrooms, shower room and wc. The property does require some upgrading but has been well cared for by the current owners since new. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





**Main Description**  
A three bedroom semi detached house situated in lower Penarth. This great value family house with lovely gardens to front and rear, great potential to further extend and improve. Comprises hallway, cloaks/wc, through lounge, kitchen/breakfasting, three bedrooms, shower room and wc. The property does require some upgrading but has been well cared for by the current owners since new. uPVC double glazing, gas central heating. Freehold.

**Entrance**  
uPVC double glazed front door with matching side panel and window to hallway.

**Hallway**  
Carpet, radiator.

**W.C.**  
Original wc with high cistern, non-slip flooring. uPVC double glazed window.

**Lounge**  
17'8" x 10'5" (5.40 x 3.20)  
uPVC double glazed window to front and rear. Through lounge. A lovely bright room, living flame coal effect gas fire, laminate flooring, radiator, serving hatch to kitchen.

**Kitchen/Breakfast Room**  
10'5" x 13'1" (3.20 x 4.00)  
uPVC double glazed windows and pat glazed door leading out to rear garden. White panelled units with contrasting blue work tops, sink and drainer. Space for gas cooker, washing machine, fridge and freezer, boxed in Baxi combination boiler, co-ordinating decoration and flooring. Space for table and chairs.

**Landing**  
UPVC double glazed window. Loft access, carpet.

**Bedroom 1**  
12'0" x 11'1" (3.68 x 3.40)  
uPVC double glazed window to front. Carpet, radiator, built-in wardrobe and original airing cupboard now good storage.

**Bedroom 2**  
9'6" x 10'6" (2.90 x 3.22)  
uPVC double glazed window to front. Carpet, radiator, over stairs store cupboard.

**Bedroom 3**  
8'0" x 7'6" (2.46m x 2.30m)  
Good single bedroom. uPVC double glazed window to rear. Carpet, radiator, large built-in wardrobe.



**Bathroom**  
Originally a bathroom now an accessible shower room. Comprising large tiled shower enclosure, wash basin with storage beneath, concealed plumbing, all in white. Attractive tiling, vinyl flooring, radiator. uPVC double glazed window.

**Separate W.C.**  
uPVC double glazed window to rear. Fully tiled, non-slip vinyl flooring, wc and radiator.

**Front Garden**  
Set back from the road. Pretty lawned front garden with hedge, mature planting, side access to rear garden.

**Rear Garden**  
Set back from the road. Pretty lawned front garden with hedge, mature planting, side access to rear garden.

**Council Tax**  
Band D £1,657.49 p.a. (20/21)

**Post Code**  
CF64 3QW

