

Alteryyn, 46 Wordsworth Avenue

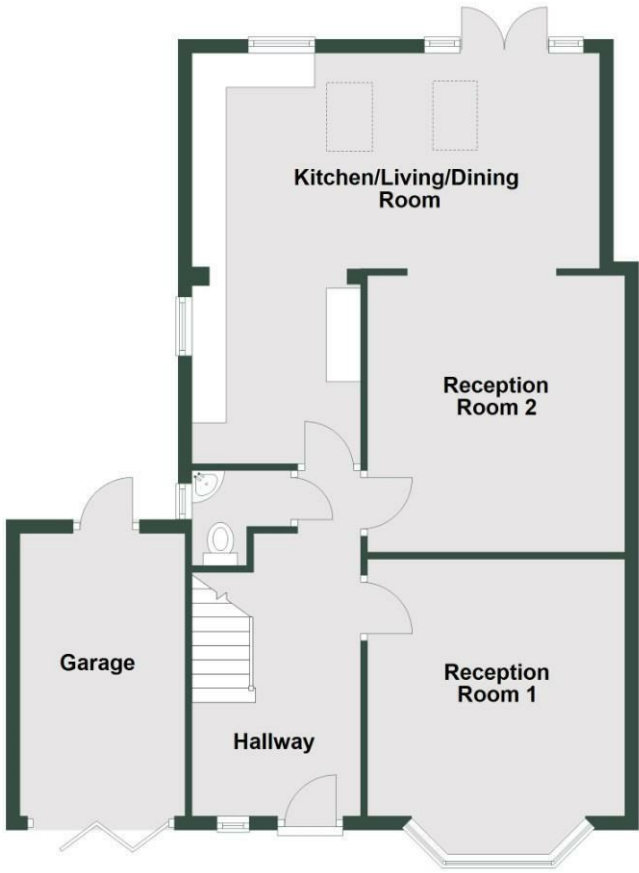


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

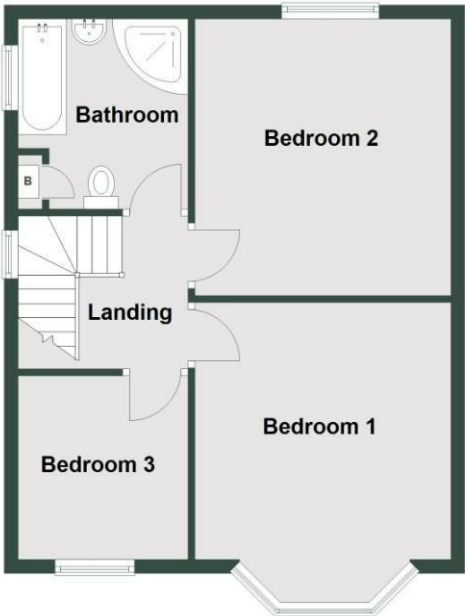
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



Total area: approx. 129.1 sq. metres (1389.4 sq. feet)
46 Wordsworth Avenue

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



Alteryyn, 46 Wordsworth Avenue

Penarth CF64 2RL

£550,000

A handsome 1920's larger, extended three bedroom semi detached house situated close to the town centre. The property has potential to further enlarge/convert the loft but has already been improved and extended to create a lovely traditional family home. Comprises spacious hallway, wc, two good reception rooms with restored original wooden flooring, full width extension to the side creating a spacious family kitchen, first floor landing, three bedrooms, spacious bathroom with separate shower cubicle. Front garden, driveway, small garage (great for storage), private rear garden. Original wood and tiled flooring, gas central heating with combination boiler, uPVC double glazing. Freehold. NO FORWARD CHAIN.



Painted panelled front door to hallway.

Hallway
8'0" x 16'0" (2.44m x 4.90m)

A spacious hallway, beautiful original tiled flooring, high ceiling, picture rail, double glazed stained glass window to front, column radiator, understairs cupboard, thermostat for heating.

W.C.

Quarry tiled floor, a modern corner wash basin, twin flush wc, both in white. uPVC double glazed window to side.

Reception Room 1
14'4" (into bay) x 12'3" (4.39m (into bay) x 3.74m)

A lovely front reception room. uPVC double glazed bay window. Restored herringbone wooden block floor, traditional fire surround, decorated in white, contemporary column radiator.

Reception Room 2
13'1" x 12'1" (4.0m x 3.70m)

A good size second reception room. Restored herringbone block floor, traditional fire surround, column radiator, decorated in white. Wide opening through to a full single storey extension.

Extended Kitchen/Breakfasting
19'3" x 20'8" (max) (5.89m x 6.30m (max))

A great family space. L shaped, facing south, two large velux roof lights, full height French doors and windows plus two further windows providing good natural light. There is a lovely dining area immediately beyond the second reception room which is open plan to a generous fitted kitchen. Shaker style units in cherrywood, contrast worktop, sink with half bowl and drainer. Gas hob, electric oven, extractor, integrated washer/dryer, recessed fridge/freezer, column radiator, laminate floor, breakfast bar, downlighters.

First Floor Landing
A spacious bright and light landing, traditional painted handrail and balustrade, carpet, loft access, stripped panelled doors to all first floor rooms. uPVC double glazed window side.

Bedroom 1
14'4" x 12'3" (4.37m x 3.74m)

A generous double bedroom. uPVC double glazed broad bay window to front. Picture rail, fireplace, tiled hearth, carpet, radiator, freshly decorated.

Bedroom 2
13'3" x 12'1" (4.04m x 3.70m)

A spacious second bedroom. uPVC double glazed window to rear garden. Fireplace, carpet, radiator, picture rail, freshly decorated.

Bedroom 3
8'8" x 7'11" (2.65m x 2.43m)

The third bedroom is bigger than a standard single room. uPVC double glazed window to front. Carpet, radiator, picture rail, freshly decorated.



Bathroom
9'2" x 8'11" (2.80m x 2.73m)
A large family bathroom. Comprising tiled panelled bath, wash basin, wc, separate shower enclosure with chrome shower fitting. Chrome radiator, tiled floor, partly tiled to walls and splashback areas, airing cupboard with box in Worcester Bosch combination boiler, modern downlighting. uPVC double glazed window to side.

Front Garden
Walled front garden, lawn front, mature beds, off road parking, access to gas meter.

Rear Garden
Enclosed south facing rear garden, large full width 'wrap around' deck with storage beneath, patio, lawn, some new fencing to one side, access to outbuilding.

Out Building/Small Garage
13'5" x 7'11" (4.10m x 2.43m)
Timber doors to front, offers practical storage, modern fibreglass roof, lighting, power. Door giving access to rear garden.

Council Tax
Band F £3,068.02 p.a. (25/26)

Post Code
CF64 2RL

