

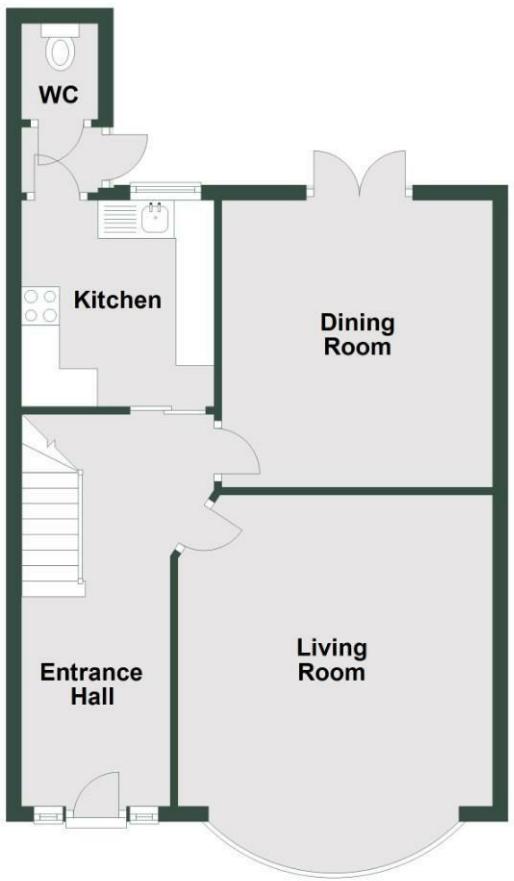


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

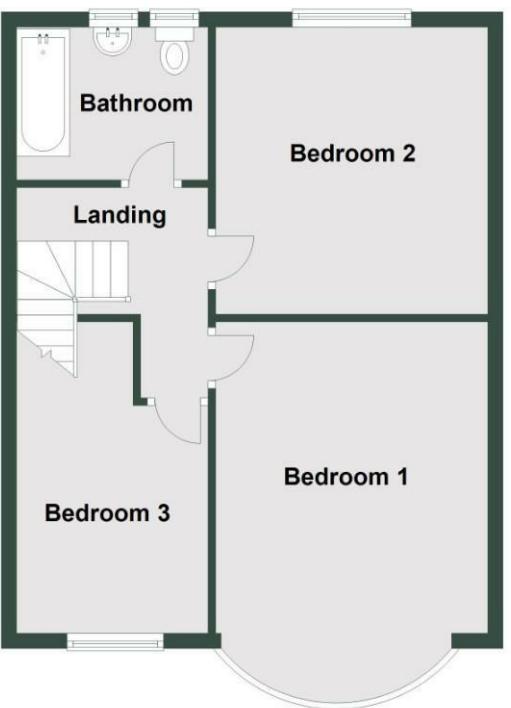
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



Total area: approx. 102.5 sq. metres (1103.5 sq. feet)
2 Powys Road

First Floor



SHEPHERD SHARPE



2 Powys Road

Penarth CF64 3PB

£360,000

A larger three double bedroom mid terraced traditional bay fronted 1930's house. A great project recommended to those that can budget for improvements required but offering great scope and potential. Situated just off Lavernock Road in a quiet cul-de-sac of just three properties. The property comprises spacious hallway, large front reception room, second reception room, small kitchen (in need of complete refurbishment), access to outbuildings/wc and store shed, to the first floor there is a landing, three double bedrooms and family bathroom. Front garden, off road parking, west facing rear garden with pedestrian access from Lavernock Road. Gas central heating with combination boiler. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Part glazed front door and side windows to hallway.

Hallway

A spacious wide hallway. Carpet, radiator, coving, traditional staircase to first floor, understair storage with access to gas and electric meters.

Reception Room 1

15'2" x 13'6" (4.63m x 4.12m)

A large reception room. uPVC double glazed window to front looking onto pretty front garden. Original herringbone wood block flooring, radiator, coved ceiling.

Reception Room 2

11'11" x 11'5" (3.65m x 3.50m)

A good size second reception room. uPVC double glazed French doors to rear. Carpet, radiator, coved ceiling, gas fire. Refurbishment required potential to knock through to the kitchen to create a larger family space.

Kitchen

8'5" x 8'9" (2.57m x 2.67m)

Upgrading required. Plumbing for washing machine, space for fridge and freezer, gas point for cooker, quarry tiled floor. uPVC double glazed window to rear.

Out Buildings

Rear lobby with access to garden and wc.

W.C.

Low level wc, pine tongue and groove panelling. Window.

First Floor Landing

Carpet, cupboard, access to loft, picture rail.

Bedroom 1

15'4" x 10'8" (4.68m x 3.27m)

A lovely double bedroom. uPVC double glazed window to front. Two large cupboards, carpet, coved ceiling, redecoration required.

Bedroom 2

12'2" x 11'6" (3.71m x 3.51m)

A good size double bedroom. uPVC double glazed window to rear. Laminate flooring, radiator, airing cupboard housing Glow Worm combination boiler.

Bedroom 3

13'2" x 8'2" (4.02m x 2.50m)

A larger than typical third bedroom. uPVC double glazed window to front. Laminate floor, radiator, picture rail, deep recess for wardrobe.

Bathroom

8'3" x 5'10" (2.52m x 1.80m)

Requiring refurbishment. Comprising panelled bath with shower cradle and mixer tap, wash hand basin and wc. Tongue and groove natural pine panelling to walls, vinyl flooring, radiator. Two uPVC double glazed windows to rear.

Front Garden

Set back well from the road, the property has a front garden with separate off road parking.



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Rear Garden

A private west facing rear garden, plenty of space and potential to extend, great potential, useful access via side gate from Lavernock Road.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 3PB