



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

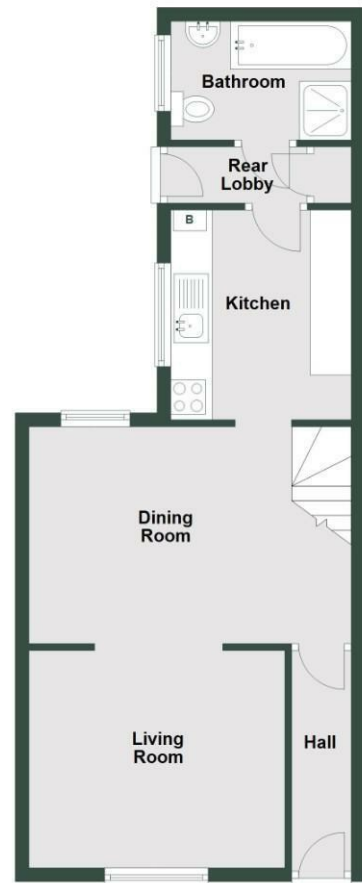
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

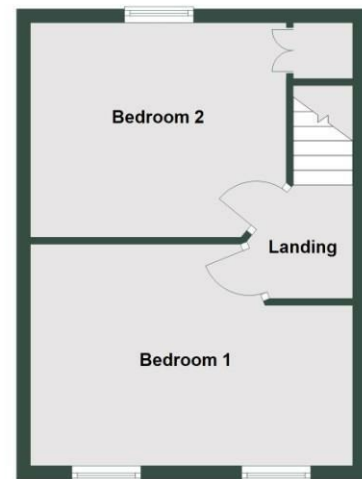
**SHEPHERD SHARPE**



**Ground Floor**



**First Floor**



Total area: approx. 809.5 sq. feet  
**22 Coronation Terrace**

## 22 Coronation Terrace

Penarth CF64 1HN

**£295,000**

A stone fronted two double bedroom mid terraced house situated in Penarth town centre. Comprises hallway, two reception rooms, kitchen and bathroom to ground floor, two double bedrooms to first floor. Small courtyard to rear. uPVC double glazing, gas central heating, new fitted carpets, redecorated throughout. Viewing recommended. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	



Front door to hallway.

#### Hallway

New carpet, radiator. Half glazed panelled inner door to open plan living/dining room.

#### Dining Room

15'3" x 10'2" (4.67m x 3.11m)

Window to rear. New carpet, radiator, coved ceiling, recessed shelving. Open plan staircase to first floor with opening though to front living room.

#### Living Room

12'2" x 10'3" (3.71m x 3.13m)

Window to front. New carpet, radiator, coved ceiling, meter cupboard.



#### Kitchen

9'10" x 8'6" (3.02m x 2.60m)

A modern fitted kitchen. Window to side. Flat fronted pale coloured wood effect base and eye level units, contrasting marble effect worktops, tiled splashback, sink and drainer. Four burner hob, electric oven, extractor, space and plumbing for washing machine, space for fridge/freezer. Tiled floor, wall mounted combination boiler, radiator, tongue and groove ceiling, spot lights.

#### Rear Lobby

Half glazed door leading to garden, useful shelved store cupboard with radiator, tiled floor.

#### Bathroom

8'7" x 5'7" (2.63m x 1.71m)

Large fully tiled bathroom. Comprising panelled bath, pedestal wash basin with chrome mixer tap and mirror over, wc, separate shower enclosure with chrome fittings. Tongue and groove ceiling, recessed down lighters, electric fan heater, chrome towel rail/radiator, tiled floor.

#### First Floor Landing

Loft access, new carpet.

#### Bedroom 1

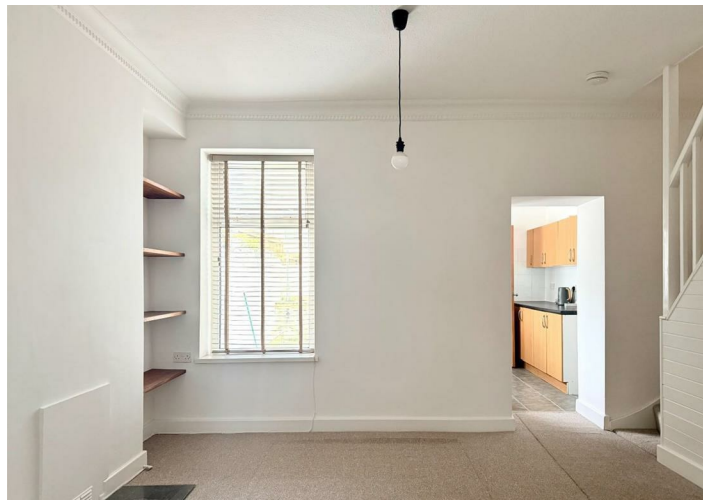
15'8" x 10'2" (4.80m x 3.12m)

A generous double bedroom. Two windows to front with views of Cardiff Bay. Wood flooring, radiator.

#### Bedroom 2

10'5" x 12'4" (3.20m x 3.78m)

A second double bedroom. Window to rear. Wood flooring, radiator, useful overstairs store cupboard.



#### Front

Opening directly onto Coronation Terrace.

#### Rear Garden

Private south facing courtyard.

#### Council Tax

Band C £1,888.01 p.a. (25/26)

#### Post Code

CF64 1HN

