

7 Wordsworth Avenue



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Monday – Friday  
9am – 5.30pm  
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SHEPHERD SHARPE



# 7 Wordsworth Avenue

Penarth CF64 2RL

## £645,000

A unique double fronted 1920's four bedroom detached family house. This lovely property has enormous potential to create a wonderful family home. Comprises central hallway, wc, two large reception rooms, L-shaped kitchen with third reception room off, rear lobby/porch, there is a bright spacious landing, four good size bedrooms, bathroom and separate wc. Mature 'wrap around' front and side gardens, off road parking, garage and rear garden. Gas central heating. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	48
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Original leaded front door leading to hallway.

#### Hallway

A spacious central hallway with original stained glass windows and glazing. Radiator, cornice, original balustrading to first floor, under stairs storage, access to electric and gas meters, original panelled doors to two reception rooms and wc.

#### W.C.

Comprising corner wash hand basin and Saniflow wc, vinyl flooring.

#### Reception Room 1

13'4" x 12'0" (4.07m x 3.67m)

A pretty front room. Original bay window to front with secondary glazing. Beautiful oak block flooring, radiator, cornice.

#### Reception Room 2

13'8" x 15'8" (4.19m x 4.80m)

A large side facing reception room with aluminium window looking onto side garden. Original stripped wood flooring, gas fire, panelled ceiling, two radiators, cornice.

#### Kitchen/Utility Room

15'7" (max) x 13'10" (4.75m (max) x 4.24m)

A large L-shaped kitchen/utility area. Double glazed windows to rear, aluminium double glazed window to side and door leading out to rear porch. The kitchen requires some upgrading. Currently comprising wooden panelled cupboards with contrast worktop, gas hob, electric oven, extractor, dishwasher, space of fridge, freezer and washing machine. Boxed in Potterton boiler, vinyl flooring, archway through to reception room 3.

#### Reception Room 3

11'11" x 10'11" (3.65m x 3.34m)

uPVC double glazed window to front. Carpet, radiator, coving. This room could easily be knocked through into the kitchen to provide a large family kitchen.

#### Rear Porch

uPVC double glazed rear porch, ideal for storage, access to garden.

#### First Floor Landing

A spacious wide landing. Original panelled doors to all first floor rooms. Original large window to front with window seat. Loft access, original panelled ceiling, archway through to lobby providing additional storage, access to airing cupboard, bathroom and wc.

#### Bedroom 1

13'9" x 13'2" (4.20m x 4.02m)

uPVC double glazed window to side. Carpet, radiator, suite of built-in furniture, cornice.

#### Bedroom 2

12'0" x 10'11" (3.67m x 3.33m)

uPVC double glazed to front. Carpet, radiator, cornice.

#### Bedroom 3

11'11" x 10'11" (3.65m x 3.35m)

A third double bedroom. Pretty uPVC double glazed bay window to front. Carpet, radiator.



#### Bedroom 4

9'9" x 7'5" (2.98m x 2.28m)

A good size bedroom. uPVC double glazed window to rear. Carpet, radiator.

#### Bathroom

uPVC double glazed window to rear. Comprising panelled bath, wash basin, tiled shower enclosure. Vinyl floor, chrome radiator, towel rail. Upgrading required.

#### Separate W.C.

Original window to side with privacy glass. Twin flush wc, vinyl flooring.

#### Front Garden

The property is set on a wide plot with central pathway. It is a pretty cottage garden with lots of mature planting, pathway to the left hand side with gate giving access to an area of paved garden (possible for more parking), traditional planting to the right hand side.

#### Rear Garden

Enclosed rear garden with patio and lawn, timber shed, hard standing and garage.

#### Garage

Brick built single garage.

#### Council Tax

Band H £3,748.40 p.a. (23/24)

#### Post Code

CF64 2RL

