

102 Plassey Street



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

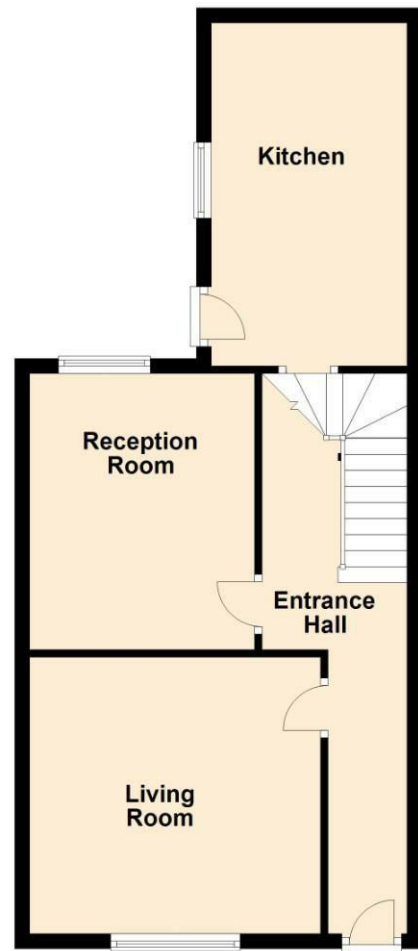
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9am – 5.30pm
Saturday
9am – 5pm

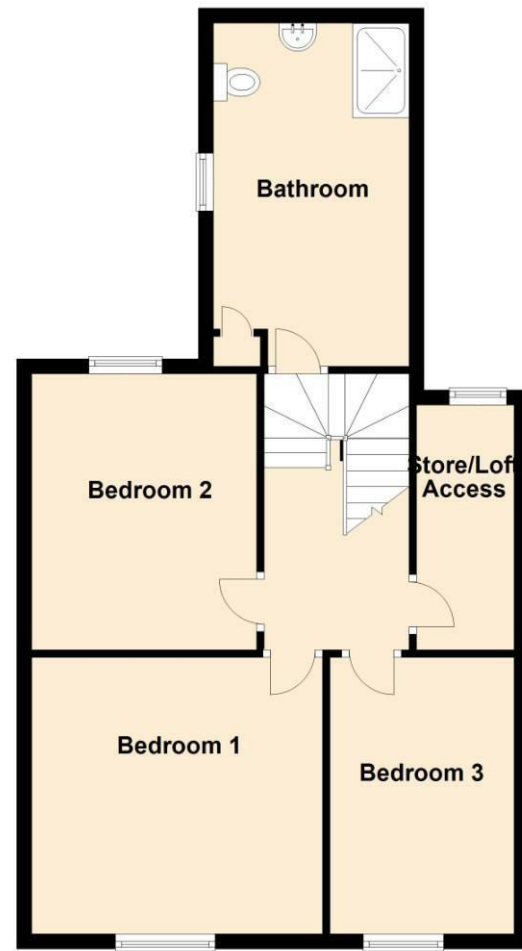
SHEPHERD SHARPE



Ground Floor



First Floor



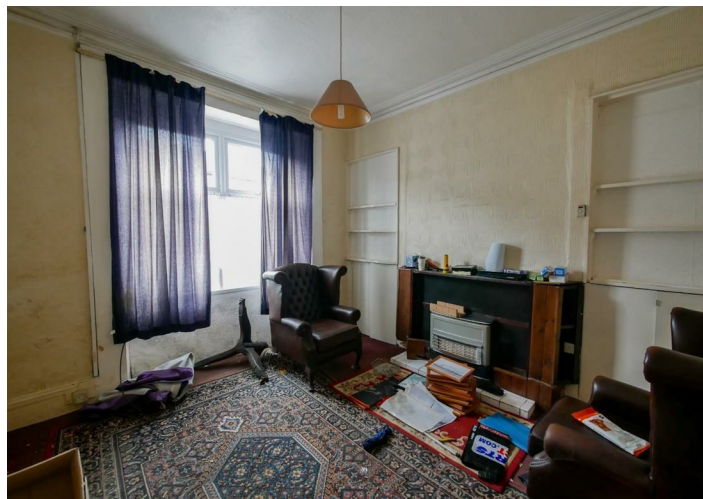
102 Plassey Street

Penarth CF64 1EL

£250,000

A three double bedroom terraced house found in a convenient town centre location. The property requires significant refurbishment and upgrading and recommended to those who can budget for the improvements. Comprises hallway, two reception rooms, kitchen, first floor landing, three bedrooms, plus a small study and large bathroom. Further reconfiguration could be carried out to make this quite a flexible family house. Rear garden. Freehold.

Energy Efficiency Rating	
Current	Potential
	85
	41
<small>Very energy efficient – lower running costs</small> (32 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient – higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>	



Composite front door to hallway.

Hallway

Ceiling with cornice.

Reception Room 1

12'0" x 11'9" (3.68m x 3.60m)

A good size front room. uPVC double glazed window to front. Complete refurbishment required.

Reception Room 2

12'1" x 8'9" (3.69m x 2.69m)

uPVC double glazed window to rear. Refurbishment required completely, gas fire (untested).

Kitchen

14'9" x 8'5" (4.50m x 2.58m)

Requiring complete renovation but offering decent space and potential to open up into the garden. uPVC double glazed window to side, part glazed door leading out to garden, gas point.

First Floor Landing

A spacious landing.

Bedroom 1

12'7" x 13'9" (3.86m x 4.20m)

A good double room. uPVC double glazed window to front. Original wooden floor, refurbishment required.

Bedroom 2

13'9" x 7'11" (4.20m x 2.42m)

A second double bedroom. uPVC double glazed window to rear. Original wooden floorboards, complete refurbishment required.

Bedroom 3

10'11" x 10'2" (3.33m x 3.11m)

A double bedroom. uPVC double glazed window to front. Original floorboards, refurbishment required.

Study

4'3" x 10'8" (1.32m x 3.26m)

A small study room. Casement window looking to rear. Access to loft, original floorboards.

Family Bathroom

A large family bathroom which could be reconfigured if desired. Comprising large accessible shower, wc, and wash hand basin, all in white. Non slip flooring, airing cupboard. uPVC double glazed window to side.

Front

Opening directly onto Plassey Street.

Rear Garden

A good size rear garden which is in need of work.

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 1EL

