

27 Purcell Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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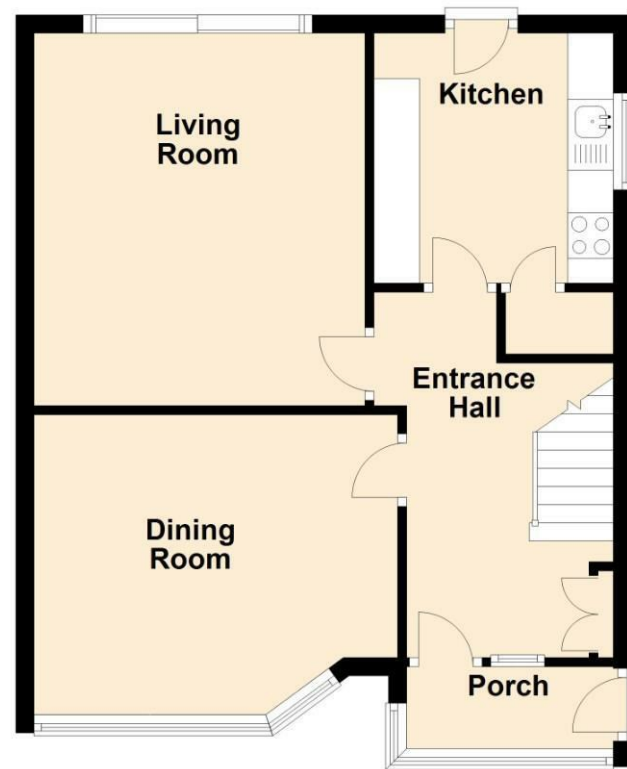
Monday – Friday  
9am – 5.30pm  
Saturday  
9am – 5pm

SHEPHERD SHARPE



Ground Floor

First Floor



27 Purcell Road

Penarth CF64 3QN

£380,000

A three bedroom semi detached house situated on a very large corner plot with excellent potential to extend. Comprising porch, hallway, two reception rooms, kitchen, outbuilding, three good sized bedrooms and bathroom. Long driveway, large single garage, great width to the side which will allow for a substantial two story addition (subject to planning). Private south west facing rear garden. Property does require upgrading and modernisation. Catchment for Evenlode/Stanwell schools. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
58	
EU Directive 2002/91/EC	
England & Wales	





uPVC double glazed windows and door to porch.

#### Porch

Tiled floor, tongue and groove pine cladding. Glazed door and full height window leading through to hallway.

#### Hallway

Parquet flooring, radiator, access to cloaks cupboard, under stair storage, gas meter and electric meter (please note the property will probably require rewiring).

#### Reception Room 1

13'0" x 10'6" (3.97m x 3.22m)

uPVC double glazed bay window to front. Carpet, radiator, tiled fireplace.

#### Reception Room 2

13'5" x 11'10" (4.09m x 3.63m)

uPVC double glazed patio doors to garden. Carpet, radiator.

#### Kitchen

8'7" x 8'10" (2.63m x 2.71m)

Requiring some upgrading. uPVC double glazed window to side looking onto large area of side garden. Space for gas cooker, washing machine, fridge, freezer, tiled floor and walls. uPVC double glazed door leading out to rear garden access to original shelf pantry with uPVC double glazed window, access to outbuildings.

#### Out Buildings

There are three outbuildings in a small, single story block with the original coal house, wc and separate garden storage.

#### First Floor Landing

uPVC double glazed window to side. Carpet, loft access.

#### Bedroom 1

12'0" x 11'10" (3.67m x 3.63m)

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

#### Bedroom 2

10'4" x 10'2" (3.15m x 3.10m)

A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, two large built-in cupboards, modern Worcester Bosch combination boiler.

#### Bedroom 3

8'7" x 9'0" (2.63m x 2.75m)

A good single room. uPVC double glazed window to front. L shaped with good sized over stair wardrobe, carpet, radiator.

#### Bathroom

5'5" x 5'6" (1.67m x 1.70m)

The bathroom has been converted into an accessible shower room. Now comprising large contemporary shower enclosure, wash basin in white. Modern tiling to walls and floor, radiator. uPVC double glazed window.

#### W.C.

Low level wc, fully tiled. uPVC double glazed window.

#### Front Garden

The property is found on a very large corner plot with great potential to extend. Driveway leading to garage.



#### Side Garden

Large area of lawn and garden which extends some considerable width.

#### Garage

17'8" x 9'11" (5.40m x 3.03m)

Single concrete prefabricated garage.

#### Rear Garden

West facing rear garden which tapers, part laid to lawn, water feature, access to outbuildings.

#### Council Tax

Band E £2,290.68 p.a. (23/24)

#### Post Code

CF64 3QN

