

79 Tennyson Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

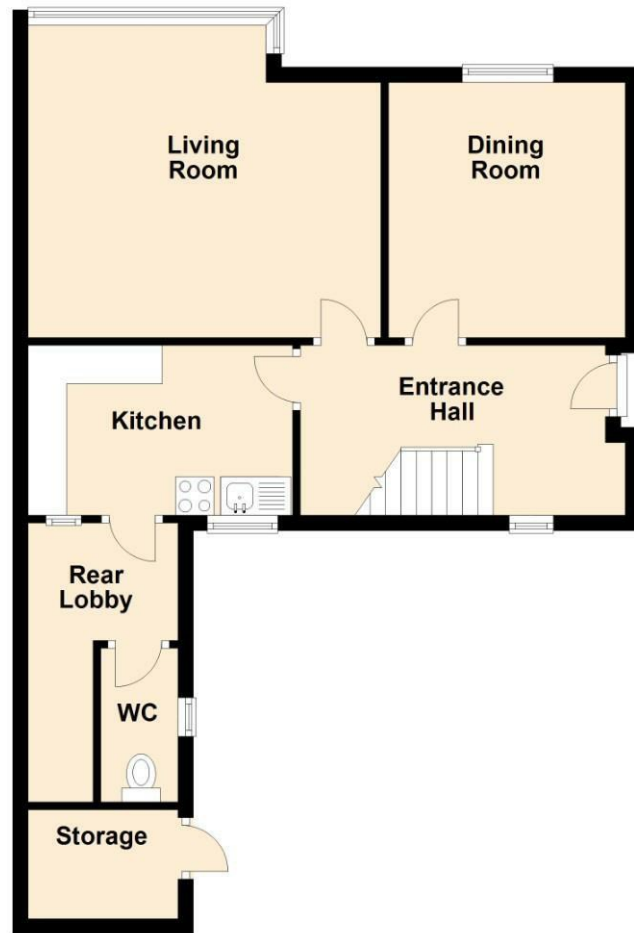
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SHEPHERD SHARPE



Ground Floor



First Floor



79 Tennyson Road

Penarth CF64 2SA

£335,000

A much improved and freshly redecorated three bedroom semi detached family house with large private rear garden. The property has undergone considerable work in the last couple of years including a full rewire, replastered and redecorated throughout. There is a new bathroom with shower over bath, oak flooring to the ground floor, new carpets and vinyl flooring. It is a great family house with huge further potential. Comprises hallway, two reception rooms, kitchen, rear lobby, outbuildings, WC, 3 bedrooms and bathroom. Off road parking. uPVC double glazing, gas central heating with modern boiler. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	84
EU Directive 2002/91/EC	
England & Wales	



Open porch with shallow roof providing some weather protection to the front door.

uPVC double glazed door to hallway.

Hallway

uPVC double glazed window to side. Oak flooring, radiator, boxed in electric meter and new fuse box.

Reception Room 1

12'10" x 15'1" (3.92m x 4.60m)

uPVC double glazed square bay window to front. Oak flooring, radiator, replastered and freshly decorated.

Reception Room 2

10'9" x 10'0" (3.30m x 3.05m)

Presently used as an office. uPVC double glazed window to front. Oak flooring, radiator, multi fuel stove (installed approximately 5 years ago), replastered and freshly decorated.

Kitchen

7'1" x 11'6" (2.17m x 3.53m)

White painted panelled units with new worktops, sink and drainer with mixer tap, tiled splashback, new vinyl flooring. Part glazed uPVC door leading out to rear lobby. Metal frame window to rear.

Rear Lobby

A handy storage area with space for fridge freezer, plumbing for washing machine, access to deep store cupboard/pantry.

W.C.

Low level WC.

First Floor Landing

Access to loft. New carpet. uPVC double glazed window looking onto rear garden.

Bedroom 1

13'1" x 10'9" (4.00m x 3.30m)

uPVC double glazed window to front. Replastered and freshly decorated, new carpet, radiator.

Bedroom 2

11'11" x 10'10" (3.65m x 3.31m)

uPVC double glazed window to front. Replastered and freshly decorated, new carpet, radiator, shelved store cupboard.

Bedroom 3

7'2" x 6'11" (2.20m x 2.13m)

uPVC double glazed window to side. Replastered and fully decorated, new carpet, Vaillant boiler (approximately 3/4 years old).

Bathroom

Recently installed and beautifully presented, comprising new rainfall shower over bath, wash hand basin with built-in storage beneath, WC, all in white. Large chrome ladder radiator, 4 modern down lights, extractor, vinyl flooring. uPVC double glazed window to rear.

Front Garden

Good size front garden. A pretty garden immediately outside the front of the house. To the left hand side is a wide opening, providing off-road parking for 2 cars. Power supply ready for an electric car.



Rear Garden

Large west facing private rear garden backing onto woodland. Prefabricated outbuilding with power and light. Water supply, useful garden store shed.

Council Tax

Band D £1,874.20 p.a. (23/24).

Post Code

CF64 2SA

