

4 Coronation Terrace



4 Andrews Buildings  
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Penarth CF64 2AA

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

SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



4 Coronation Terrace

Penarth CF64 1HN

£305,000

Situated on the northern edge of Penarth town centre is this much improved and extended three double bedroom mid terrace house. The property has undergone significant renovation, it has surprisingly good Cardiff Bay and city views from first and second floor. Comprises, hallway, double doors through to a large open plan lounge/dining area (formally two separate reception rooms), a good sized kitchen/breakfasting room with French doors leading out to small private courtyard. To the first floor, double bedrooms and bathroom, formal loft conversion with a dormer to the rear two large Velux windows to the front with good views, en-suite shower room. Gas central heating, re-plastered internally throughout, presented in a contemporary style, uPVC double glazing. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	76
(39-54) E	59
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

#### 4 Coronation Terrace



uPVC double glazed panelled front door to hallway.

#### Hallway

Recessed matwell, laminate floor, radiator, down lighters, decorated in white throughout, contemporary striped carpet leading up to first floor, moulded panelled double doors leading through to lounge/dining room.

#### Lounge/Dining Room

20'9" x 12'3" (6.35m x 3.75m)

A large open plan room. uPVC double glazed windows to front and rear. Built-in storage cupboards concealing gas, electric meters plus some additional storage, contemporary laminate floor, two radiators, plastered walls and ceiling, all decorated in white, deep under stairs cloaks cupboard and storage.

#### Kitchen/Dining

17'2" x 8'0" (5.25m x 2.44m)

A good size kitchen/dining room. uPVC double glazed windows and doors leading to courtyard garden. The kitchen is fitted with a range of pale cream coloured units, contrast worktops, stainless steel sink with half bowl and drainer. Bosch washing machine, Hotpoint stainless steel fridge/freezer, electric hob, oven, extractor, vinyl flooring, radiator, modern down lighting.

#### First Floor Landing

Carpet stairs leading up to loft room, useful store cupboard.

#### Bedroom 1

15'5" (max) x 10'4" (4.70m (max) x 3.15m)

A large double room facing front with good views of the Bay. Two uPVC double glazed windows. Laminate floor, radiator, phone point, modern recess down lighters.

#### Bedroom 2

10'2" x 10'1" (3.12m x 3.08m)

A second double bedroom. uPVC double glazed window to rear. Laminate floor, radiator, modern recess down lighters.

#### Bathroom

7'9" x 8'2" (2.38m x 2.51m)

Three piece suite in white comprising panelled bath with shower over and screen, wash basin with storage beneath and wc. Chrome ladder radiator, cupboard concealing modern Worcester Bosch combination boiler, part tiled walls. uPVC double glazed window to side,

#### Loft Room/Bedroom 3

11'10" x 15'5" (3.63m x 4.70m)

A surprisingly generous double bedroom with good headroom. Laminate floor, modern down lighters, smoke alarm, open through to en-suite shower, two storage areas in remaining loft. Two velux windows facing front with great views of Cardiff Bay and Cardiff city centre.

#### En-Suite

Tiled walls, vinyl flooring, large shower enclosure, wash basin with storage beneath, twin flush wc all in white. Mirror, light fitting, down lighters, extractor.

#### Rear Garden

A compact L-shaped south facing courtyard with line post, paved in natural stone.



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Council Tax  
Band D £1,874.20 p.a. (23/24)

Post Code  
CF64 1HN

