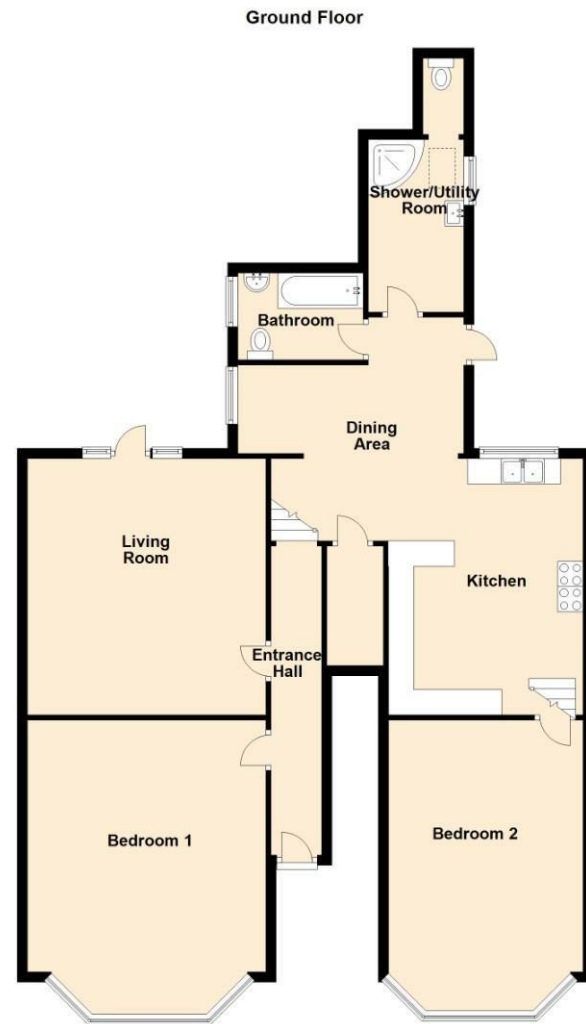




4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

# SHEPHERD SHARPE



## Flat 1, 24 Victoria Square

Penarth CF64 3EL

£425,000

A very spacious two double bedroom garden flat found in this handsome double fronted late Victorian house. The property is in a lovely location opposite All Saints Church and grounds but is also very close to the town centre, train station and local amenities. Comprises hallway, stunning lounge, open plan superb kitchen/breakfasting room, two very good double bedrooms, bathroom, utility/shower room and separate wc. Front garden, small private rear garden and courtyard. Gas central heating, many traditional features. Share of freehold.



Tiled floor, access to electric and gas meters, moulded front door to private hallway.

**Hallway**

Private front door from communal hallway to central hallway. New carpet.

**Lounge**

18'2" x 15'5" (5.54m x 4.72m)

A lovely rear facing sitting room looking onto a private small area of garden. Beautiful glazed doors and windows facing south. Period fire surround/working fire, high ceiling, cornice, picture rail, two radiators.

**Kitchen/Breakfasting**

25'4" x 18'4" plus recess (7.73m x 5.6m plus recess)

A spacious open plan kitchen/dining area created by opening up some smaller rooms. The kitchen itself comprises white painted panelled cupboards, contrast dark granite worktops, china double sink, space for Range Master gas hob, electric oven and grill. Quarry tiled flooring, modern down lighting, access to Baxi combination boiler (installed 2022). A lovely informal kitchen/dining space. Sash windows to rear, glazed door leading out to private courtyard. Area for cloaks, access to under stairs storage, plenty of space for breakfasting table and chairs.



**Bedroom 1**

15'6" x 19'11" (4.73m x 6.09m)

A large principal double bedroom. Broad bay window to front with original sash windows looking onto front garden. High ceiling, cornice, picture rail, decorative timber mouldings, new carpet, tiled fireplace, two radiators.



**Bedroom 2**

19'11" x 12'10" (6.09m x 3.92m)

A large double bedroom to front with beautiful sash windows looking onto front garden. High ceiling, cornice, picture rail, original deep skirtings in decorative timber work, tile fireplace, two radiators, carpet.



**Bathroom**

Comprising panelled bath, wash basin and wc all in white. Attractive marble effect tiling, original quarry tiled floor radiator, spot lights, extractor. Sash window to side with etched glass.



**Shower Room/Utility Room**

A useful space. Comprising corner shower enclosure, wash hand basin with storage beneath, plus additional space for washing machine and tumble dryer. Quarry tiled flooring, radiator. Casement window to side, white velox window to roof slope.



**W.C.**

Low level wc, quarry tiled flooring.



**Front Garden**

Large flat lawned front garden with central pathway. This garden is solely allocated to the ground floor flat.



**Rear Garden**

There are two areas of rear garden. The larger area is a pretty enclosed garden which is accessed from the main rear facing living room. The second area is outside the kitchen and is a great space for storage/drying clothes, water supply, communal pathways and rear access to a service lane at the back of the property.

**Share of Freehold**

Lease 999 yrs  
Ground Rent TBC  
Maintenance/Service Charge TBC January 2024

**Council Tax**

Band F £2,707.18 p.a. (23/24)

**Post Code**

CF64 3EL