

175 Stanwell Road

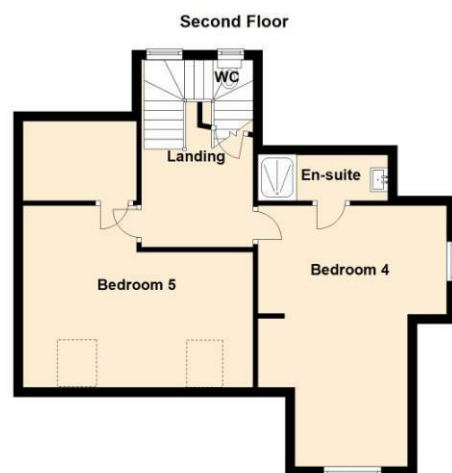
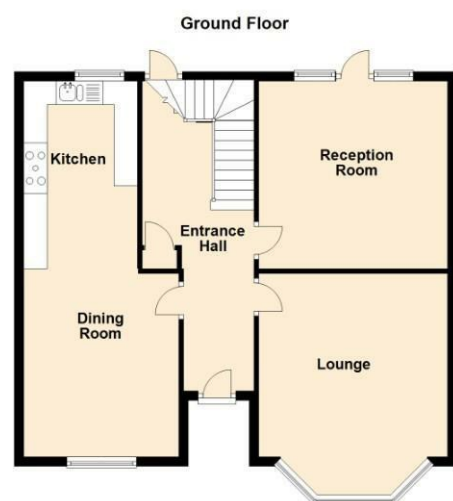


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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



175 Stanwell Road

Penarth CF64 3LN

£865,000

An outstanding Edwardian double fronted five double bedroom end of terrace property. The property is beautifully decorated and presented but also restored and renovated to include, rewiring, new plumbing, new kitchen and bathrooms and freshly professionally painted throughout. Many period features are retained. Comprises open porch, central hallway, two reception rooms, open plan kitchen/dining with a high quality Masterclass Series Sigma 3 kitchen with integrated Neff appliances, to the first floor, three double bedrooms, superb family bathroom with separate shower, dressing room/study, to the second floor, two double bedrooms and en-suite shower/WC. Garden to front with parking, private recently landscaped rear garden with full width natural stone patio and pathways, outbuildings, summerhouse. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
EU Directive 2002/91/EC	
England & Wales	

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Open Porch

Beautiful open porch providing weather protection to the front door. Original panelling, cornice, tiled floor. Painted part glazed original panelled door with glazed transom with sign written number opening into the hallway.

Hallway

Light and bright. Beautifully presented in neutral colours, stunning original tiled floor and balustrading, original plasterwork and door architraves, picture rail, access to electric and gas meters, radiator, original pantry, cloaks, part glazed door leading out to rear garden.

Reception Room 1

4.97m x 4.02m (16'3" x 13'2")

New uPVC double glazed sash windows looking onto garden. Newly installed Chesney log burner with slate hearth and period surround, original panelling, picture rail and plasterwork to ceiling, new carpet, radiator.

Reception Room 2

4.16m x 4.02m (13'7" x 13'2")

A bright and light second reception room. Beautiful original windows and glazed door leading out to rear garden. Period fireplace with living flame coal effect gas fire, slate hearth, picture rail, cornice and original plasterwork, contemporary radiator.

Reception Room 3/Kitchen/Dining

8.11m x 3.26m (26'7" x 10'8")

Reception room three and the kitchen have been knocked through to create a lovely open plan space. uPVC double glazed windows to front and rear. Beautiful herringbone oak engineered floor. The dining area has good space for full size dining table and six chairs, new radiator, bespoke built-in cupboard with oak lined shelves to one chimney breast. The kitchen is by Sigma and part of the Masterclass Series with high quality door furniture and cabinet linings, Carrera marble effect silestone worktops with cutaway drainer, built-in Blanco composite sink and drainer, mixer tap with adjustable nozzle. Integrated Neff appliances to include dishwasher, washer dryer, fridge/freezer, wine chiller, integrated microwave, Range Master five burner cooker with double oven and grill. Continuation of oak floor from dining area, built-in unit lighting and modern down lighters.

First Floor Landing

A beautiful landing. Original timber work painted and decorated, new carpet, original stain glass window to stairwell, radiator, picture rail, original plasterwork, stripped original panelled doors with original door furniture to all first floor rooms.

W.C.

Accessed from the half landing. Refurbished with traditional style wash basin and wc, redecorated throughout, tiled floor. Sash window to rear.

Bedroom 1

4.95m x 3.40m (16'2" x 11'1")

uPVC double glazed sash bay window to front with elevated views looking across the grounds of Stanwell school and across to the 'Arts & Crafts' houses of Victoria Road, the Channel and Somerset coastline beyond. High quality fitted wardrobes, new carpet, freshly decorated, beautifully presented, radiator, cornice.

Bedroom 2

4.04m x 3.90m (13'3" x 12'9")

Sash window to rear. Beautifully presented, carpet, radiator, cornice.

Bedroom 3

3.99m x 3.33m (13'1" x 10'11")

An excellent double bedroom. Double glazed sash window to front with good views of the Channel and grounds of Stanwell school. Period fireplace with original tiles, new carpet, radiator, cornice.

Study/Dressing Room

2.59m x 1.42m (8'5" x 4'7")

A handy room which could either be a home office/work room or walk-in wardrobe. uPVC double glazed sash window to front. Carpet, radiator, cornice.

Bathroom

4.12m x 2.04m (13'6" x 6'8")

Beautifully presented and laid out. Comprising separate low profile shower base and tiled enclosure with toughened glass sliding doors, chrome shower fitting with adjustable sliding shower attachment. Acrylic wall boarding to splash back. The bathroom itself is beautifully tiled with pale grey tiles. It has been refurbished in a traditional style with wash basin, wc, heated towel rail and radiator. Original cornice, picture rail, tiled floor, pretty wall lights and mirror, airing cupboard, Worcester boiler and pressurised hot water tank providing multisource hot water, programmable controls for both heating and hot water and storage.

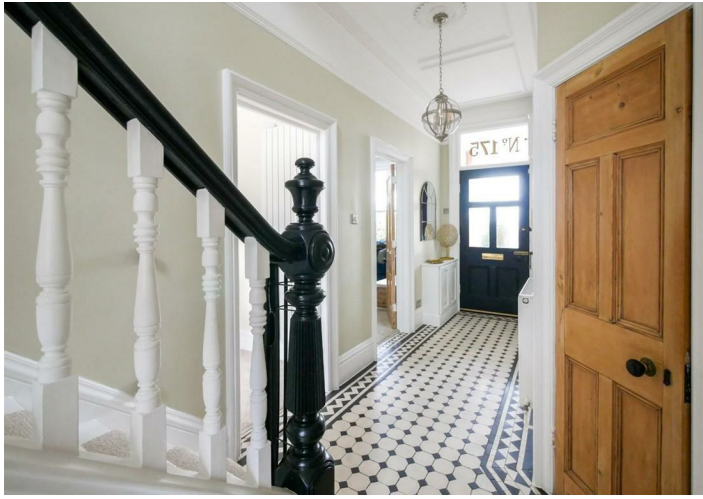
Second Floor Landing

Original balustrading and stained glass window to stairwell, access to wc, new carpet. Original stripped doors to second floor accommodation.

Bedroom 4

6.50m x 3.96m (21'4" x 13'0")

Two sash windows to front with elevated views of the Channel. New carpet, part panelled walls, built in store cupboard, radiator.



En-Suite Shower Room

A useful guest en-suite. Comprising shower enclosure with pale acrylic splash back panelling, large wash basin with storage beneath, access to remaining loft area, white tiling, light and mirror.

Bedroom 5

4.60m x 2.84m (15'1" x 9'4")

Two velux windows looking across the grounds of Stanwell school, Bristol Channel and coastline. Beautifully presented, new carpet, radiator, loft access and access to insulated walk-in loft area.

Front Garden

Pretty front garden with central pathway, two areas laid out with flint chippings, post for gates if required. Off road parking for one car, new gate for side access to rear.

Rear Garden

Private and enclosed. Recently landscaped with stunning natural stone terracing and pathways, recently laid artificial lawn with drainage, deco raised beds with railway sleepers, outside water tap, three outbuildings/storage including pretty summer house great for storage, window to roof slope, double glazed windows and doors out to the garden, original tile floor. There are two additional outbuildings, one is a handy store with power and light, access to tumble dryer and additional fridge and freezer, the other one is a WC and third is currently a log store.

Council Tax

Band G £3,123.66 p.a. (23/24)

Post Code

CF64 3LN

