

34 Bassett Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

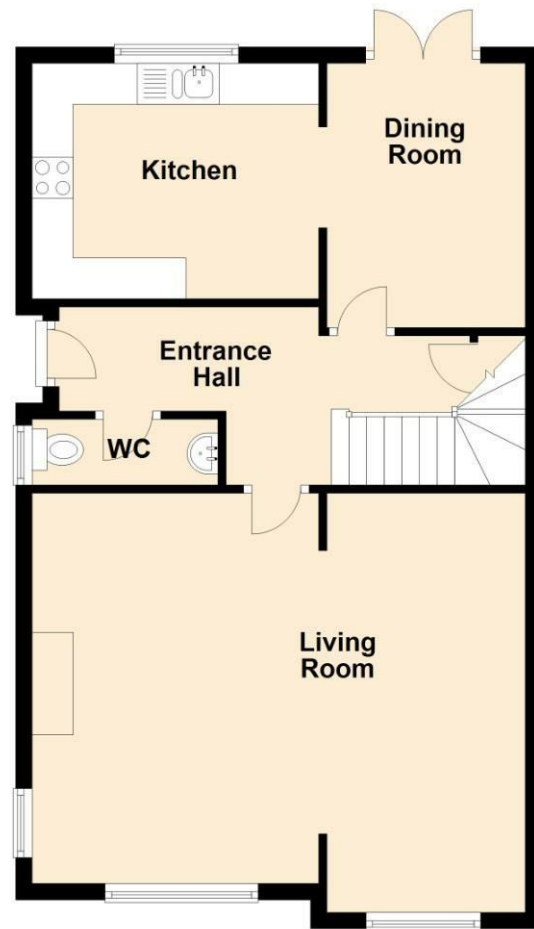
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SHEPHERD SHARPE



Ground Floor



First Floor



34 Bassett Road

Sully CF64 5HS

£330,000

A much improved and immaculately presented two double bedroom detached house situated at the head of a cul-de-sac in an elevated position with attracted views of Sully and the Channel. Comprises hallway, wc, two generous reception rooms (one with a log burner), good sized modern kitchen/breakfasting, two bedrooms and new contemporary shower room. Off road parking to front. pretty enclosed garden to rear. Gas central heating with new combination boiler, new uPVC double glazing. 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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed panelled front door to hallway.

Hallway

Carpet, radiator, useful under stairs storage.

Cloakroom/W.C.

uPVC double glazed window to side. Modern twin flush wc, wash basin with vanity unit beneath, concealed plumbing all in white with chrome fittings. Attractive tiled splashback, vinyl, flooring, radiator.

Lounge

15'7" x 11'6" (4.77m x 3.52m)

A light and bright lounge. Large uPVC double glazed windows to front looking onto garden. Carpet, neutral decoration, Heta log burner with slate hearth, oak mantle. Wide opening through to dining room/converted garage.



Dining Room

17'3" x 8'2" (5.28m x 2.50m)

A spacious room, previously a garage. Leaded uPVC double glazed window to front. Carpet, radiator.

Kitchen/Breakfasting

20'2" x 9'2" (6.15m x 2.81m)

The kitchen/breakfasting area is semi open plan. uPVC double glazed French doors and leaded window looking onto the garden. The breakfasting area has high quality tiled flooring, modern radiator, decorated in pale yellow. There is a wide archway leading through to a nearly new immaculate kitchen. The kitchen has cream coloured units with contrast worktop and tiling. Integrated four burner gas hob, curved glass stainless steel extractor, split level oven and grill, column fridge and freezer, 600 dishwasher, plumbing and space for washing machine. Boxed in Ideal Logic combination boiler, tiling from main breakfasting area and pale yellow decoration, modern down lighters.



First Floor Landing

A bright and spacious landing with leaded uPVC double glazed window to stairwell. Carpet, neutral decoration, airing cupboard with radiator.

Bedroom 1

15'6" x 13'0" (4.74m x 3.98m)

uPVC double glazed window to front, white velux window to roof slope, elevated views looking across Sully, the Channel and Somerset coastline in the distance. A lovely double room. Large fitted wardrobe, pale carpet, access to remaining loft areas, radiator.



Front

Partly to lawn with rockery, off road parking.

Rear Garden

A pleasant well enclosed rear garden, two areas of patio, summerhouse, garden shed, traditional beds, and lawn. Outside water, approach light with movement sensor, gated side access either side of the property.

Council Tax

Band F £2,637.48 p.a. (23/24)

Post Code

CF64 5HS



Bedroom 2

13'0" x 9'3" (3.98m x 2.82m)

A second double bedroom. Leaded uPVC double glazed window to rear. Carpet, radiator, presented beautifully.

Shower Room

5'6" x 7'2" (1.68m x 2.19m)

Renewed quite recently and stylish. Comprising low profile shower enclosure with toughened glass shower screen, rainfall shower plus separate sliding shower attachment, twin flush wc, wash hand basin with built-in storage beneath and concealed plumbing. All fittings in white with chrome accessories, beautifully tiling, vinyl flooring, radiator. Leaded uPVC double glazed window.

