

43 Grove Terrace



4 Andrews Buildings  
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**SHEPHERD SHARPE**



## 43 Grove Terrace

Penarth CF64 2NG

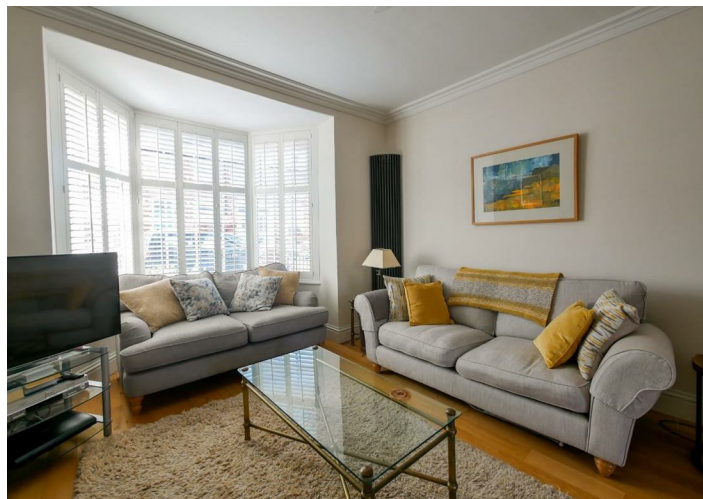
£419,950

A delightful bay fronted two double bedroom end terrace house which has been beautifully upgraded and refurbished throughout. Comprises porch, hallway, large through lounge/dining room, kitchen/breakfasting room, two double bedrooms and large bathroom with separate shower. Front garden and private rear garden.

Beautifully presented throughout, gas central heating, uPVC double glazing, quality fitted carpets, solid wooden flooring and tiling. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient – higher running costs	
64	86
EU Directive 2002/91/EC	
England & Wales	





Timber panelled front door to porch.

#### Porch

Solid oak flooring, panelled inner door to hallway.

#### Hallway

High ceiling, cornice, decorative architrave in solid oak flooring, radiator with cover, stylishly presented, traditional balustrading to first floor, storage cupboard, electric meter.

#### Lounge/Dining Room

20'8" x 11'9" (max) (6.30m x 3.60m (max))

Previously two rooms now through lounge/dining room. Bay window to front with plantation shutters and fully glazed door to rear leading out to garden. A lovely room with an original log burning stove, slate hearth, solid oak flooring, contemporary radiators in anthracite grey, stylishly decorated throughout.



#### Kitchen/Breakfasting Room

22'7" x 8'10" (6.90m x 2.70m)

Large open plan informal kitchen/breakfasting room. High quality shaker cream-coloured kitchen, wood effect contrast worktops, sink and drainer, lever mixer tap. Integrated Siemens five burner gas hob in stainless steel, extractor, matching oven and grill, integrated washer dryer, dishwasher and fridge freezer. Travertine natural stone flooring, attractive tiled splash back, space for breakfast table and chairs, radiator, partial underfloor heating. uPVC double glazed windows to side and rear, French doors leading out to landscaped garden.

#### First Floor Landing

Carpet, traditional handrail and balustrade, drop-down ladder to loft.



#### Bedroom 1

10'7" x 15'1" (3.25m x 4.60m)

A lovely double room running the full width of the house. uPVC double glazed windows with shutters. Carpet, radiator, coved ceiling.

#### Bedroom 2

11'9" x 9'11" (3.60m x 3.04m)

A second double bedroom. uPVC double glazed tilt and turn window to rear. Carpet, radiator, coved ceiling.

#### Bathroom

Fully tiled. Comprising contemporary shower enclosure with Grohe shower controls, wash basin with useful storage beneath and concealed plumbing, lever mixer tap, contemporary bath with Thailand glass panel and centrally mounted taps with lever controls and wc with twin flush. Contrast floor tile, wall tiles, radiators, boxed in Worcester combination boiler, good storage to one side, underfloor heating. uPVC double glazed windows.

#### Front

Pretty walled front garden, access to gas meter.

#### Rear Garden

Private and enclosed rear garden with natural stone paving, raised beds artificial lawn, timber corner garden shed/storage, attractive planting, outside tap and lighting.

#### Council Tax

Band E £2,448.16 p.a. (24/25)

#### Post Code

