

1 Church Avenue



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

**SHEPHERD SHARPE**



1 Church Avenue

Penarth CF64 1AZ

£950,000

A spacious, extended five bedroom property with spacious annex, mature gardens and 3 large garages. Situated in a sought after quiet, tree lined avenue in the heart of the town centre. The main house is a substantial property set over three floors which comprises hallway, front/middle room knocked through to create a large open plan living space, a good size family kitchen, rear lobby, drying area, utility room, wc. Three bedrooms and two bathrooms to first floor. The second floor has two further double bedrooms plus large walk-in loft with potential to create another bathroom and bedroom. To the side of the property there is a large 1/2 bedroom annex which comprises entrance porch, living room, large bedroom (previously two), kitchen and bathroom. To the rear of the property is a pretty courtyard parking and three substantial garages. There is a large south west side garden. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	74
EU Directive 2002/91/EC	
England & Wales	

1 Church Avenue



1 Church Avenue





Painted panelled traditional front door to porch.

#### Porch

Tiled floor, recessed matwell, large cloaks cupboard, access to electric meter and fuse box. Glazed door to hallway.

#### Hallway

A welcoming traditional hallway with lovely herringbone oak block flooring, radiator, traditional balustrade with original newel post, useful stairs store cupboard beneath.

#### Reception Room

4.60m x 3.70m plus 6.5m x 3.40m (15'1" x 12'1" plus 21'3" x 11'1")

Double glazed timber sash bay window to front looking out onto Church Avenue. Large double glazed bay window side and pretty part glazed panelled door leading out to side terrace. Solid oak oak floor, two radiators, high ceiling, picture rail, coving and window seat.

#### Kitchen

7.18m (max) x 4.30m (max) (23'6" (max) x 14'1" (max))

Shaker style cream fitted kitchen with butcher block effect worktop, sink with half bowl and drainer. Space for range cooker, plumbing for washing machine, space for fridge/freezer, tiled floor. Dining area with plenty of space for table and six chairs, radiator, separate access to reception room two.

The kitchen/breakfasting has been extended a number of years ago creating a pleasing family space. Glazed door and window leading out to side terrace and garden, further glazed door leading to rear hallway/utility boiler room and wc, further door to single story one/two bedroom annex.

#### Utility

2.95m x 5.0m (9'8" x 16'4")

Comprising rear lobby, boiler room, utility and wc. Accessed from the kitchen is a very useful drying area with space for tumble dryer, controls to central heating, access to hot water tank, radiator, tiled floor and walls. This then leads to a separate utility area with base units, china sink, plumbing for washing machine, access to Vaillant boiler. uPVC double glazed window looking onto rear courtyard.

#### W.C.

Comprises low level wc, wash hand basin, part tiled wall, tiled floor. uPVC double glazed window.

#### First Floor Landing

A spacious two tier landing, traditional balustrade leading up to second floor side extension. Roof light providing peripheral light.

#### Bedroom 1

5.75m x 3.34m (18'10" x 10'11")

A delightful bright room. Four double glazed sash windows to front looking out to Church Avenue towards Clive Place. A lovely double room, carpet, radiator.

#### Bedroom 2

5.39m x 3.34m (17'8" x 10'11")

A second double room. Window to rear looking out across rear garden. Laminate floor, radiator, large, built-in wardrobe.

#### Bedroom 3

5.99m x 3.04m (19'7" x 9'11")

A third double bedroom. uPVC double glazed window to rear. Built in wardrobe and dressing area with plenty of storage, carpet, radiator.

#### Bathroom 1

A well equipped shower room. Comprising corner shower enclosure with toughened glass, Mira electric shower, wash hand basin with built-in storage and mixer tap, twin flush wc in contemporary style. White acrylic boarding to shower, metro style white tiling elsewhere, large floor tiles, chrome ladder radiator, extractor, four downlighters. uPVC double glazed window.

#### Bathroom 2

A useful additional bathroom. uPVC double glazed window looking onto garden. Corner bath with toughen shower screen, Mira electric shower, wash basin with vanity unit and integrated mirror with lighting, traditional wc. White acrylic boarding to shower, white tiling elsewhere, vinyl floor, chrome ladder radiator.

#### Second Floor Landing

Access to two further bedrooms plus additional loft storage area, access to further loft/potential sixth bedroom.

#### Bedroom 4

4.66m x 3.05m (15'3" x 10'0")

A fourth double bedroom. Large dormer to side, uPVC double glazed window to rear. Good views looking across this northern edge of Penarth out towards Steep Holme and Channel. Laminate floor, radiator, loft access.

#### Bedroom 5

5.16m x 3.19m (16'11" x 10'5")

Large uPVC double glazed window with panoramic view looking across the garden down Church Avenue towards the Channel and Flat Holme. Carpet, radiator, loft access.

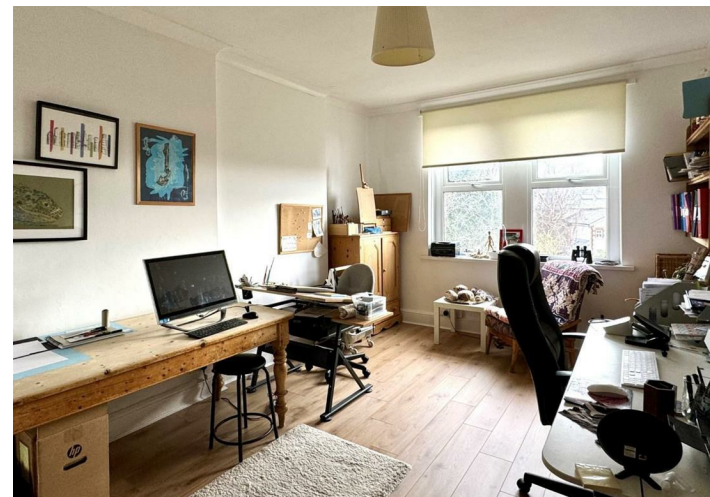
#### Loft

3.38m x 3.40m (11'1" x 11'1")

From the landing, a doorway leads through to some excellent loft storage plus a potential sixth bedroom. Currently used for storage, pretty window to front, access to cold water tank, original wooden floor.

#### Ground Floor Annex

From the utility room there is a separate hallway which leads to an annex/single storey building. Tiled floor, access to rear courtyard, roof light, radiator. Glazed in door to hallway with roof light, carpet, radiator.

**Hallway**

2.71m x 2.12m (8'10" x 6'11" )

Access to courtyard and garaging. Glazed to front and roof, glazed inner door to hallway. Quarry tiled floor, radiator.

**Lounge/Dining**

4.63m x 3.35m (15'2" x 10'11")

A nice size living room. Windows front and rear looking onto side garden on Church Avenue and courtyard. Carpet, two radiators.

**Kitchen**

2.59m x 2.25m (8'5" x 7'4")

A modern kitchen in cream with contrast worktop, sink with mixer tap. Four burner gas hob in stainless finish, white electric extractor above, white tiled walls, tiled floor, radiator. uPVC double glazed window looking onto garden.

**Bedroom 1**

5.91m x 3.04m (19'4" x 9'11")

A large bedroom (previously two smaller rooms but could be reconfigure easily back to two rooms). Two uPVC double glazed windows to rear courtyard. New carpet, freshly decorated, two radiators.

**Bathroom**

2.71m x 1.71m (8'10" x 5'7")

Comprising bath with electric shower over, wash basin and wc all in white. White tiling, vinyl flooring, large cupboard housing Worcester combination boiler. uPVC double glazed window.

**Outside**

Deep front garden, large south west facing side garden with plenty of entertaining space, sunny terrace, pergola, several mature trees create great privacy, to the back of the house there is a large parking area, three very large separate garages and a small courtyard area for the annex apartment.

**Council Tax**

Band H £3,748.40 p.a. (23/24)

**Post Code**

CF64 1AZ

