

54 Chandlers Way

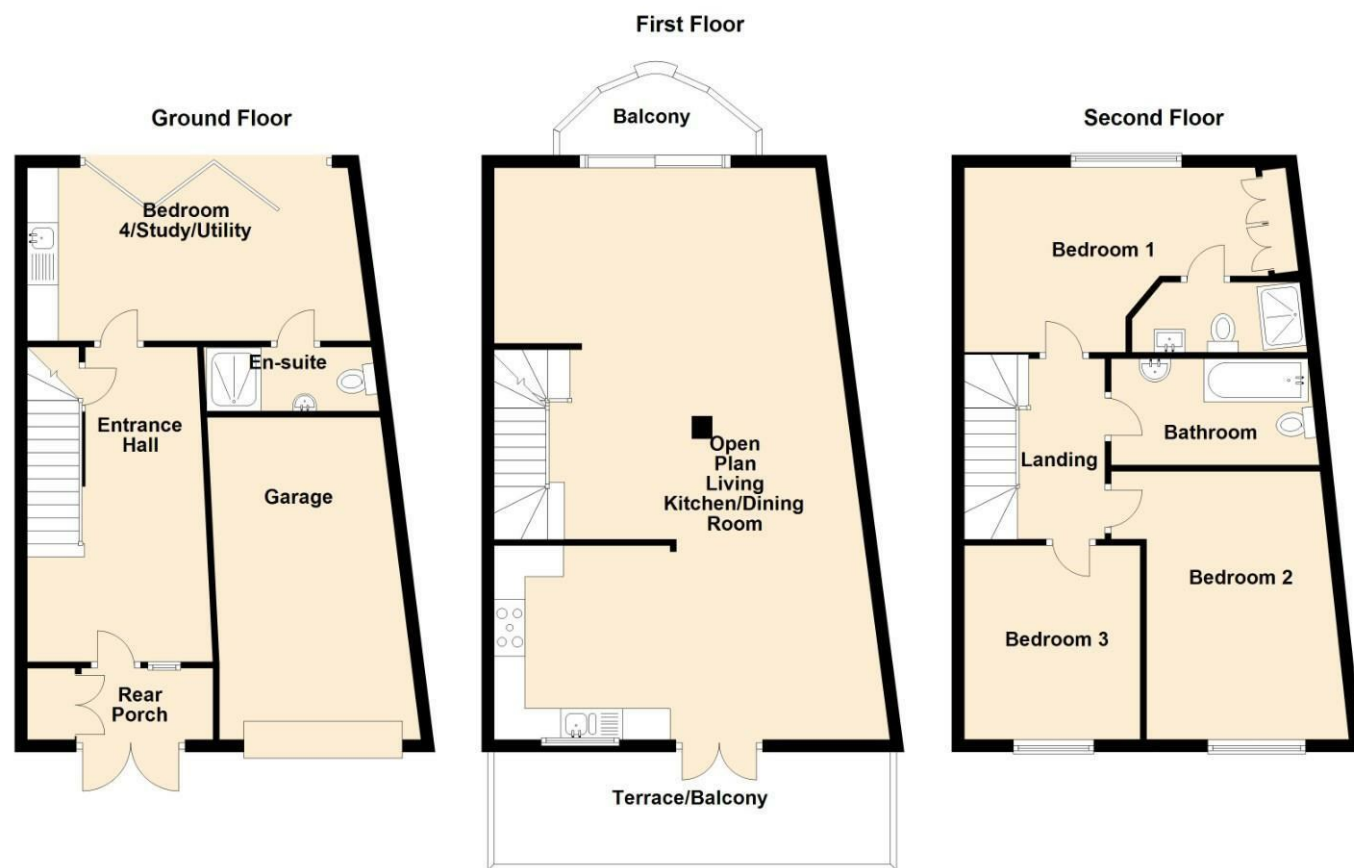


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



54 Chandlers Way

Penarth Marina CF64 1SP

£599,000

Situated in an enviable location backing onto the river and having great views across Cardiff city centre and the Bay is this spacious four bedroom, three storey townhouse. Much improved and reconfigured by the current owners. Comprises hallway, large bedroom/study office, plus concealed utility area, to the first floor there is a large open plan lounge/dining/ kitchen with two balconies to front and rear, to the second floor there are three bedrooms, en-suite bathroom and family bathroom. Large garage/workshop, west facing rear garden, hardstand for two cars. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Double glazed storm doors giving protection to front door. Useful built-in storage for electrical appliances/tumble dryer.

Hallway

A spacious wide hallway. Radiator, access to fuse box, useful walk-in cloaks storage plus large retractable storage drawer.

Bedroom 4/Study/Utility

16'11" x 9'1" (5.17m x 2.79m)

Previously a utility room and small fourth bedroom now open plan and potentially more versatile. Three bi-fold double glazed powder coated doors looking out onto the garden. Laminate floor, radiator, useful storage. Electric roller shutter concealing utility area with units, sink and drainer, plumbing for washing machine, space for tumble dryer, access to Worcester Bosch combination boiler.

En-Suite

Original tiled en-suite. Comprising white tiled enclosure with shower fitting, Roca wash basin and wc. Half tiled walls, tiled floor, extractor, down lighters.

First Floor Landing

Carpet, staircase from the hallway to first floor.

Open Plan Lounge/Dining/Kitchen

30'1" x 19'2" (9.17m x 5.86m)

Previously two separate rooms now a bright and light open plan generous living space. uPVC double glazed windows and doors to front and rear, both with walk on balconies. The living room is to the rear with a sliding glass door leading up to second floor. Built-in storage, shelving, two large double glazed patio doors lead out onto contemporary balcony, French door leading out to a front facing balcony with contemporary balustrading.

The kitchen is open to the dining room. Comprises white flat fronted contemporary units, contrast granite worktop, Franke sink with half bowl and lever mixer tap with nozzle. Neff five burner hob, matching extractor, stainless steel back panel. Neff microwave and oven, second split level oven. Metro tiling, vinyl flooring, dishwasher, space for fridge/freezer, two radiators, coving.

Second Floor Landing

Contemporary striped carpet, loft access with drop down ladder, large airing cupboard with shelving.

Bedroom 1

13'10" (plus wardrobes) x 10'5" (4.22m (plus wardrobes) x 3.20m)

A large double room to rear with great views of the river. uPVC double glazed window with white plantation shutters. Two large built-in wardrobes, two fitted wall cupboards, carpet, radiator, coving.

En-Suite Shower

Comprising fully tiled shower enclosure, twin flush wc, trough style wash basin with built-in storage beneath. Tiled floors and splashback, chrome ladder radiator, mirror cabinet, extractor, downlighters.

Bedroom 2

12'6" x 10'4" (3.82m x 3.15m)

A second bedroom. uPVC double glazed window to front. Carpet, radiator, coving.



Bedroom 3

8'10" x 8'7" (2.70m x 2.63m)

The smallest of the bedrooms but a good single. uPVC double glazed window to front. Carpet, radiator, coving.

Bathroom

Comprising white panelled bath with shower fitting over, twin flush wc, wash hand basin with lever mixer tap. Attractively tiled throughout, chrome ladder radiator, down lighters, extractor, shaver point.

Front

Mainly laid out for off road parking, access to garage/workshop.

Garage/Work Shop

17' x 9' (max) (5.18m x 2.74m (max))

Good storage.

Rear Garden

Laid out with low maintenance in mind, south west facing, stone chippings, raised beds.

Council Tax

Band G £3,338.40 p.a. (24/25)

Post Code

CF64 1SP

