

36 Cosmeston Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

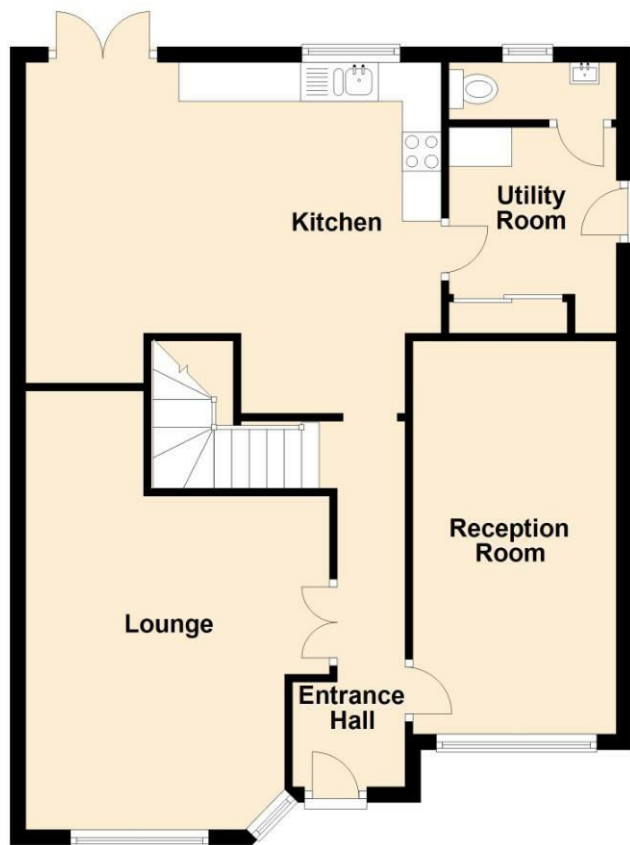
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Ground Floor



First Floor

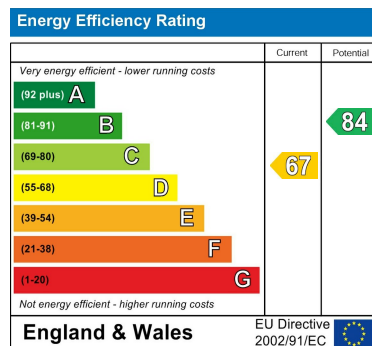


36 Cosmeston Drive

Penarth CF64 5FA

£440,000

A four bedroom detached house situated on Lavernock Park close to the clifftop walk, Cosmeston and Glamorganshire golf course. Comprising, hallway, lounge, second reception room/converted garage, open plan kitchen/breakfasting room, utility room, wc, four bedrooms, en-suite and family bathroom. Off road parking, front garden, private rear garden. Gas central heating, uPVC double glazing. In catchment for Evenlode and Stanwell schools. Freehold.





uPVC glazed front door to hallway.

Hallway

Laminate floor, radiator, decorated in cream. Glazed doors to living space.

Reception Room 1

18'4" (including recess) x 10'5" (5.60m (including recess)) x 3.18m)

uPVC double glazed windows front looking out onto garden. Laminate floor, radiator, traditional fire surround with with cast iron insert and slate hearth (not working).

Reception Room 2

16'0" x 8'0" (4.90m x 2.45m)

Previously a garage now a useful second reception room. Laminate floor, radiator, recessed spot lights.



Kitchen/Breakfasting

17'5" x 14'7" (5.33m x 4.45m)

Originally two reception rooms now open plan creating a lovely family space. uPVC double glazed French doors and windows looking out onto the garden. Space for dining table and chairs. Cream shaker style kitchen, contrast worktops, sink and drainer with lever mixer tap. Stainless steel gas hob, extractor, lighting, laminate floor, deep understairs cupboard, radiator.

Utility Room

8'5" x 6'6" (2.58m x 2.0m)

Tiled floor, plumbing for washing machine, wall cupboard, countertop, large cloaks cupboard, access to back boiler. uPVC double glazed window to side.



W.C.

uPVC double glazed window. Wash hand basin, wc, tiled floor, radiator.

First Floor Landing

Carpet, radiator, loft access with retractable ladder, airing cupboard with insulated tank.

Bedroom 1

13'11" x 8'9" (4.25m x 2.67m)

A double bedroom. uPVC double glazed window to front. Large built in cupboard, laminate floor, radiator, decorated in cream, access to en-suite bathroom.

En-Suite Bathroom

Comprising freestanding 'claw foot' bath with mixer tap and shower attachment, wash hand basin and wc all in white. Vinyl flooring, modern lighting, extractor.



Bedroom 2

11'6" x 9'4" (3.51m x 2.85m)

A second double bedroom. uPVC double glazed window to rear. Carpet, decorated in cream, deep overstairs store cupboard.

Bedroom 3

20'9" x 6'11" (6.34m x 2.11m)

A spacious bedroom running full depth of the house. uPVC double glazed dormer window to front, uPVC double glazed window to rear. Laminate floor, radiator, access to remaining loft space.



Bedroom 4

10'11" x 6'4" (3.34m x 1.95m)

A single bedroom. uPVC double glazed window to front. Laminate floor, radiator.

Bathroom

8'4" x 7'5" (2.55m x 2.27m)

A spacious family bathroom. Contemporary suite comprising 'P' shaped bath with shower over, wash hand basin and wc, with chrome fittings. White tiling, slate effect flooring, modern downlighters, extractor, column radiator.

Front Garden

Mature laurel hedge, lawn, hardstanding, access to gas and electric meters.

Rear Garden

Enclosed rear garden, patio, lawn, mature tree, side access to front garden.

Council Tax

Band F £2,893.28 p.a. (24/25)

Post Code

CF64 5FA

