

18 Woodland Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

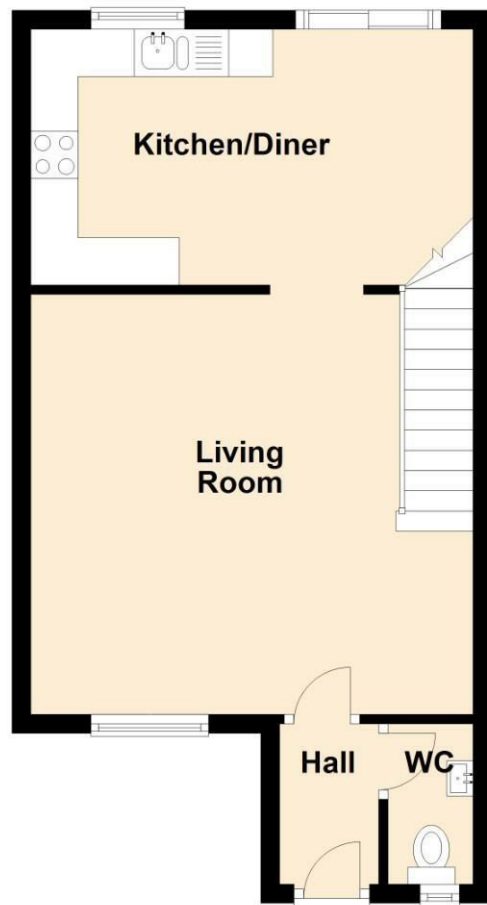
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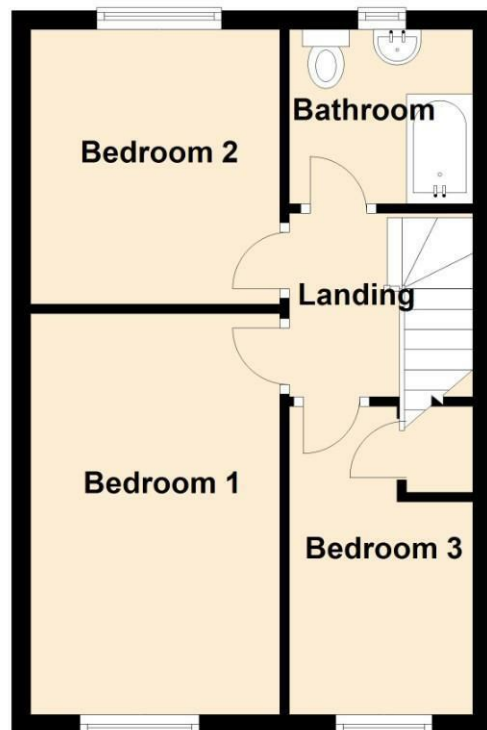
SHEPHERD SHARPE



Ground Floor



First Floor



18 Woodland Drive

Penarth CF64 2EW

£370,000

A beautifully presented three bedroom mid link house, situated in an extremely convenient central location. Comprising porch, wc, good size lounge, new kitchen/dining area, three bedrooms and quality bathroom with space saving shower/bath. Gas central heating with modern combination boiler, new radiators, neutral decoration throughout, quality flooring and tiling, new uPVC double glazing, kitchen and bathroom. Parking for two cars, south facing landscaped rear garden with rear access. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(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	



Composite glazed panelled front door to porch.

Porch

Providing useful weather protection. High quality flooring, new radiator. White panelled doors to ground floor rooms.

W.C.

Comprising contemporary wash hand basin with lever mixer tap, built-in storage and concealed plumbing, twin flush back to the wall wc with composite countertop, high quality flooring, fuse box. Double glazed window.

Lounge

15'4" x 14'6" (4.68m x 4.44m)

uPVC double glazed window to front. Opening through the kitchen/breakfasting room. Balustrade to first floor, under stairs storage with two shaker style panels, oak fire surround, tiled hearth, electric Stovax fire (optional).



Kitchen/Dining

15'4" x 8'10" (4.68m x 2.71m)

Wren fitted kitchen. Comprising shaker style units finished in Cashmere. Franke sink and drainer with half bowl and mixer tap. All Bosch appliances to include four burner gas hob, electric oven, extractor, integrated Bosch dishwasher and washing machine. Quality lovely tiling, tiled floor, space for the table and six chairs, white column radiator. uPVC double glazed sliding doors and windows looking onto garden.

First Floor Landing

Carpet, decorated in neutral colours, access to loft. White panelled doors to all first floor rooms.

Bedroom 1

13'10" x 8'7" (4.22m x 2.63m)

A spacious double bedroom. uPVC double glazed window front. Carpet, neutral decoration, new radiator.

Bedroom 2

9'9" x 8'7" (2.99m x 2.64m)

uPVC double glazed window to rear. Carpet, neutral decoration, new radiator.

Bedroom 3

10'8" x 6'4" (3.26m x 1.95m)

uPVC double glazed window to front. Carpet, neutral decoration, new radiator, shelved over stairs store cupboard.

Bathroom

Beautifully remodelled and presented. Comprising space saving bath with shower running off the Worcester combination boiler, contemporary wash hand basin and wc, all neatly boxed in with very useful additional storage. Decorated in white, vinyl flooring, chrome ladder radiator. Double glazed window to rear.

Front Garden

The property is well set back from Woodland Place with good off road parking for two cars, part laid to lawn with two mature trees.

Rear Garden

A sunny, mature south facing rear garden with pedestrian access. Pretty landscaping with cherry and maple trees, outside storage plus some landscape cobbles.



Council Tax

Band E £2,290.68 p.a. (23/24)

Post Code

CF64 2EW

