

122 Cornerswell Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE



122 Cornerswell Road

Penarth CF64 2WB

£575,000

A surprisingly spacious four double bedroom extended mid terrace house, situated towards the lower end of Cornerswell Road in catchment for Victoria/Stanwell schools. The property has been substantially extended at single storey, a large loft conversion (carried out many years ago) and a large garage and rear garden. The property is well presented and maintained by the current owners. Comprises spacious hallway, three reception rooms, extended kitchen/living/breakfast room, three double bedrooms, bathroom and large loft room with rear dormer. Front garden, private rear garden, large garage. Gas central heating, uPVC double glazing. 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			
		71	81

EU Directive 2002/91/EC

England & Wales



Traditional part glazed part panelled front door.

#### Hallway

Original stained glass window to side. A pretty, wide hallway, original black and white tiled floor, traditional handrail and balustrade to first floor, radiator, picture rail, useful understairs cupboard, two built-in cupboards (one concealing electric, gas meter and fuse box).

#### Reception Room 1

14'4" x 15'1" (4.38m x 4.62m)

A lovely reception room. uPVC double glazed bay window to the front. Wood stripped flooring, fireplace, slate hearth, radiator, picture rail, cornice.

#### Reception Room 2

10'11" x 12'4" (3.34m x 3.76m)

uPVC double glazed window to rear. Carpet, radiator, multi fuel stove/burner, picture rail, cornice. Wide opening through to reception room 3.

#### Reception Room 3/Music Room

10'2" x 9'1" (3.11m x 2.78m)

Carpet, radiator, picture rail, cornice. Open plan to the dining area, kitchen living area extension.

#### Extended Kitchen/Living Room

22'1" (max) x 19'9" (max) (6.75m (max) x 6.04m (max))

The back of the house has been substantially extended. The L-shaped room now comprises breakfast/dining area and large fitted kitchen. One set of French door and three bi-fold doors lead out to courtyard and rear garden. The breakfasting area has plenty of space for table and six chairs, radiator, modern lighting. Bi-fold door leading out to private tiled courtyard. The kitchen has a breakfast bar/peninsula island and a variety of storage solutions, pan drawers, tall cupboards etc, composite sink and drainer with lever mixer tap, oak work tops, metro tiling to splashback areas. Integrated fridge/freezer, dishwasher, washing machine, large range cooker (optional), wood effect tiled flooring, pelmet lighting, modern down lighting.

#### First Floor Landing

Traditional handrail and balustrade, contemporary striped carpet, decorated in white, open plan staircase leading up to the loft conversion/fourth bedroom. Wood panelled doors to all first floor rooms.

#### Bedroom 1

14'9" x 12'1" (4.52m x 3.70m)

uPVC double glazed bay window to front. Period fireplace, carpet, radiator, picture rail.

#### Bedroom 2

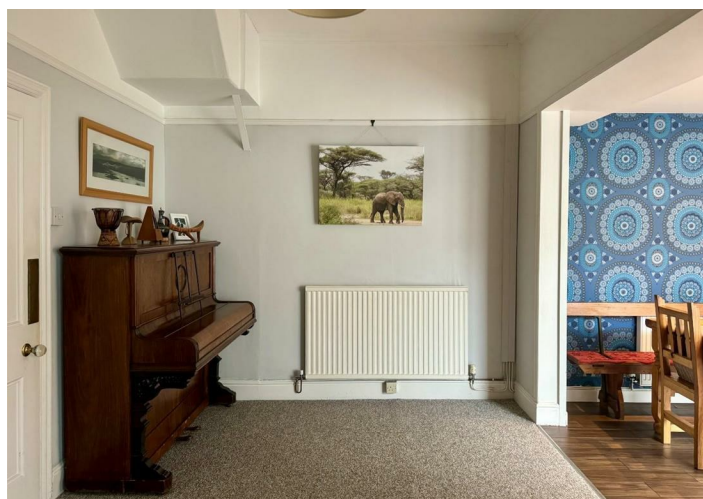
11'10" x 12'1" (3.62m x 3.70m)

uPVC double glazed window to rear. Fireplace, carpet, radiator.

#### Bedroom 3

9'2" x 8'9" (2.81m x 2.68m)

A good size three quarter/double bedroom. uPVC double glazed window to front. Carpet, radiator.



#### Bathroom

8'7" x 6'8" (2.62m x 2.04m)

Well presented. Comprising contemporary shower over bath with electric Mira shower, mixer tap and shower cradle, wash hand basin and wc, both with chrome fittings. Vinyl tiled effect floor, white tiling with decorative contrast border, airing cupboard with access to combination boiler plus additional storage, chrome ladder radiator, glass shelf. uPVC double glazed window with privacy glazing.

#### Second Floor Landing

Compact landing with access to remaining loft area. uPVC double glazed window providing natural light down to the first floor.

#### Loft Room/Bedroom 4

16'2" x 12'7" (4.95m x 3.84m)

A spacious double room converted many years ago. uPVC double glazed dormer window to rear. Carpet, radiator.

#### Front Garden

A walled front garden, pea gravelled useful for recycling/additional bin storage.

#### Rear Garden

A private, well enclosed rear garden. Attractively planted, laid to lawn with traditional planted beds, paved terrace immediately outside the house, covered rear deck, access to lane and garage.

#### Courtyard

There is a private courtyard garden immediately outside breakfast area of the rear extension. Attractively landscaped with built-in seating, tiled terrace, power socket.

#### Garage

20'6" x 17'10" (both maximum measurements tapering) (6.25m x 5.46m (both maximum measurements tapering))

Electric roller shutter door, lighting, power, plenty of space for a car plus additional storage.

#### Council Tax

Band F £2,707.18 p.a. (23/24)

#### Post Code

CF64 2WB

