

18 Dryden Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

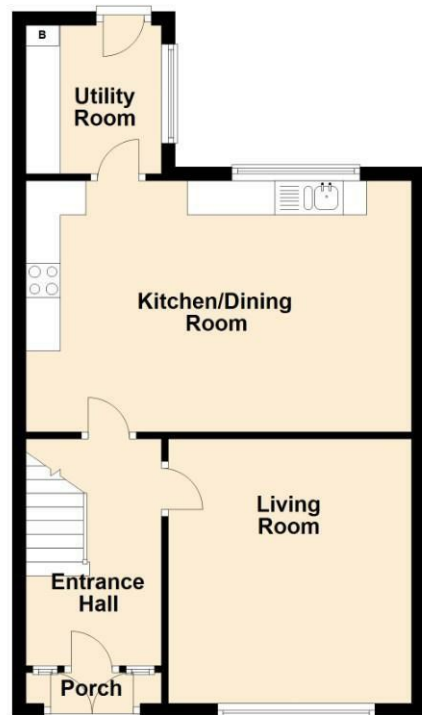
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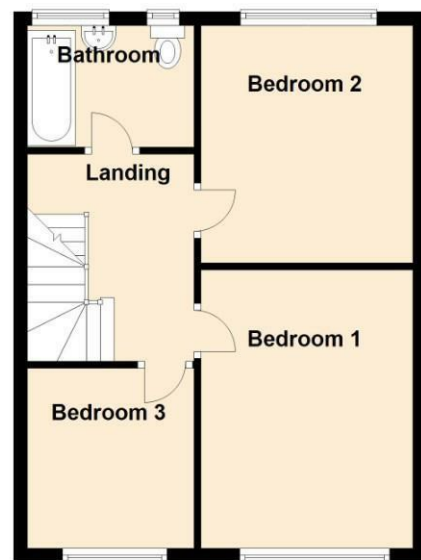
SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



18 Dryden Road

Penarth CF64 2RT

£379,950

Situated on the quiet side road adjacent to Fairfield School and a short walk from the town centre is this much improved and enlarged four bedroom mid link property. Built in the 1950's the property offers a very practical layout for a family house. Comprising porch, hallway, lounge, large open plan kitchen/breakfasting, utility area, three bedrooms and modern bathroom to first floor, formal loft conversion/4th bedroom with separate wc. Off road parking for two cars to front, large private mature rear garden. Gas central heating, UPVC double glazing, fitted carpets, freshly decorated throughout. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Double doors giving access to porch.

**Porch**

Original quarry tiled flooring, cupboard for gas and electric meters, modern consumer unit. Glazed windows and contemporary oak, double glazed door leading through to hallway.

**Hallway**

Lovely parquet flooring (which has been recently restored), traditional painted balustrade first floor, radiator, area for cloaks, under stair storage. Glazed oak doors to ground floor rooms.

**Lounge**

12'9" x 11'7" (3.91m x 3.55m)

A pretty room. uPVC double glazed window looking down Dryden Road. Lovely restored parquet flooring, contemporary fire surround with living flame gas fire, radiator.



**Kitchen/Breakfasting**

18'4" x 11'11" (5.60m x 3.64m)

A lovely open plan space. Glazed door to utility, uPVC double glazed window looking onto garden. A comprehensive range of floor standing and eye level level cupboards finished and white with contrast worktops, sink with half bowl and drainer. New four burner gas hob, electric oven, extractor, space for fridge/freezer, plumbing for dishwasher, tiled splash back, laminate floor, radiator. Space for table and chairs, plus informal seating, modern downlighting.

**Utility**

7'1" x 6'3" (2.17m x 1.91m)

uPVC half glazed door leading out garden. Base unit with work top, three wall cupboards, space for washing machine and tumble dryer, access to modern combination boiler, laminate floor.



**First Floor Landing**

New carpet to staircase and landing, painted staircase to second floor and loft room. New white doors to all first floor rooms.

**Bedroom 1**

12'9" x 10'2" (3.91m x 3.12m)

A large double bedroom. uPVC double glazed window to front. Carpet, radiator, built-in wardrobe, new carpet.

**Bedroom 2**

12'0" x 10'2" (3.66m x 3.12m)

A second double bedroom. uPVC double glazed window to rear. New carpet, radiator.

**Bedroom 3**

8'8" x 8'0" (2.65m x 2.44m)

The smallest of the bedrooms but still a good size. uPVC double glazed window to front. Carpet, radiator, over stairs store cupboard, new carpet.



**Bathroom**

Light and bright. Comprising panelled bath with chrome shower fitting, wash basin and wc all in white with chrome fittings. White tiling, vinyl floor, radiator. Two uPVC double glazed windows.

**Second Floor Landing**



**Bedroom 4**

14'9" (max) x 11'2" (max) (4.50m (max) x 3.42m (max) )

Two velux windows to rear with good views of the rear garden and out towards northern Penarth. Formally converted with full building regulations. Carpet, radiator, access to remaining loft storage.

**W.C.**

Velux window. Two piece suite in white comprising wash basin and wc. Access to loft area, cushion flooring, radiator.

**Front Garden**

Off road car parking for two cars.

**Rear Garden**

A good size, mature private rear garden, patio, lawn, timber shed. There is a gate on the left hand side of the garden which allows for pedestrian access across number 17's garden for waste removal etc.



**Council Tax**

Band E £2,448.16 p.a. (24/25)

**Post Code**

CF64 2RT

