

4 Countess Place



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

**SHEPHERD SHARPE**



4 Countess Place

Penarth CF64 3UJ

£620,000

Situated in a convenient central location, is this much improved, extended and beautifully presented five bedroom semi detached family house. In catchment for Victoria and Stanwell schools. Comprising porch, hallway, wc, front reception room, large extended open plan living/dining/kitchen, utility room. To the first floor, three bedrooms and bathroom, the loft conversion creates two further bedrooms and shower room. Front garden with off road parking, landscaped rear garden. Immaculate throughout, gas central heating. Freehold. Viewing essential.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

## 4 Countess Place



uPVC double glazed composite front door with two glazed sides windows to porch.

### Porch

6'5" x 3'4" (1.96m x 1.02m)

Providing weather protection to the hallway. Tiled pattern floor, large cloaks cupboard. Solid oak door to hallway.

### Hallway

Decorated in neutral colours, radiator with cover, stripped natural pine herringbone original block flooring, panelled door to under stairs storage.

### W.C.

Contemporary style, pine block flooring. White wc with twin flush, wash hand basin with built-in storage, attractive tiling. uPVC double glazed window to side.

### Reception Room 1

12'4" (bay) x 12'4" (3.78m (bay) x 3.76m)

A pretty room. uPVC double glazed bay window to front. Original herringbone pine block floor, contemporary style and decoration throughout, oak mantle, tiled hearth, radiator. Folding double doors leading through to extended family room/kitchen/living room.

### Kitchen/Living/Dining

19'8" x 19'7" (6.0m x 5.99m)

The rear of the property has been significantly altered and extended with a full width extension which creates a lovely open plan family space with bi-folding doors accessing the rear garden. The original second reception room opens into this family space. Beautiful original block flooring, period fireplace and white plastered walls. The kitchen is fitted with white shaker style units, marble effect/quartz worktops and island with built-in sink and cutaway drainer, lever mixer tap with boiling hot water tap. Neff four burner gas hob, split level oven and microwave, integrated dishwasher. Informal seating for dining table and chairs, space for sofa and chairs, two aluminium radiators. Two velux windows provide additional light.

### Utility Room

12'2" x 4'7" (3.71m x 1.40m)

uPVC double glazed window to rear, half glazed uPVC door leading out to side and front garden. Base unit with sink and drainer, space for washing machine, tumble dryer and American style fridge/freezer, radiator, tiled floor.

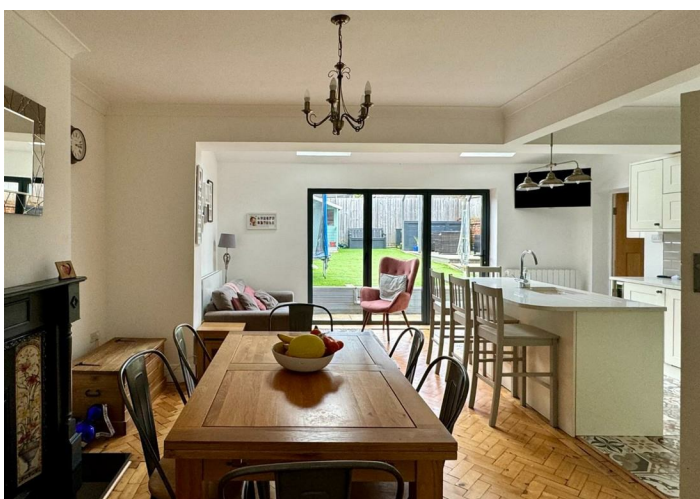
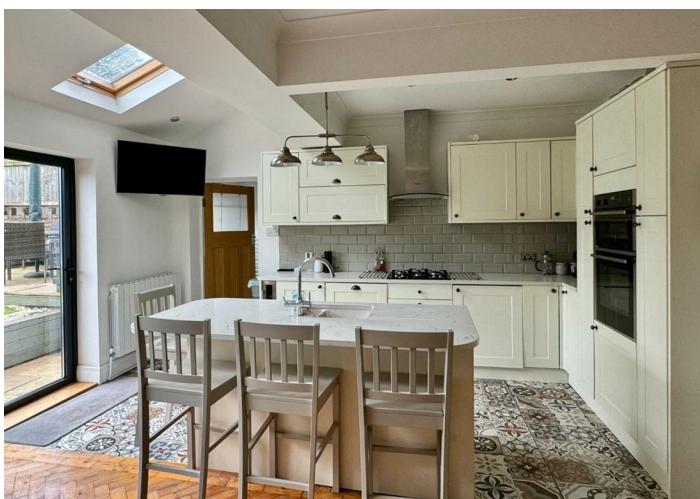
### First Floor Landing

A bright and light. uPVC double glazed window to side. Traditional balustrade to second floor, striped contemporary carpet, decorated in white throughout, attractive original panelled doors to all first floor rooms.

### Bedroom 1

12'5" x 12'4" (into bay) (3.80m x 3.78m (into bay))

A lovely double bedroom. uPVC double glazed bay window to front. Decorated in contemporary style, white walls, carpet, column graphite radiator.



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### Bedroom 2

11'5" x 12'0" (3.49m x 3.67m)

uPVC double glazed window to rear. Contemporary style, accent wall colouring in dark blue to one wall, two large shaker style built-in wardrobes, carpet, radiator with cover.

### Bedroom 3/Study

6'11" x 5'10" (2.13m x 1.80m)

uPVC double glazed window to front. Laminate floor, contemporary decoration, graphite column radiator.

### Bathroom

8'7" x 6'11" (2.63m x 2.11m)

A modern bathroom suite finished in white. Comprising panelled bath with shower screen, rainfall shower plus sliding attachment, wash hand basin with lever mixer tap, built-in storage and concealed plumbing, twin flush wc. Attractive pale grey wall tiles, contrast floor tile, large bespoke built-in airing cupboard with shelving and access to Baxi combination boiler, chrome towel rail radiator. uPVC double glazed window with blind.

### Second Floor Landing

Bright and light landing. uPVC double glazed window to side. Contemporary carpet and decoration, modern down lighters.

### Bedroom 4

11'6" x 9'11" (3.51m x 3.03m)

A generous double bedroom. uPVC double glazed dormer window to rear. Contemporary decoration, graphite column radiator, carpet, down lighters.

### Bedroom 5

14'8" x 5'10" (into restricted headroom) (4.49m x 1.80m (into restricted headroom))

White velux window with with blind to front. Carpet, graphite radiator, modern down lighters.

### Shower Room

6'3" x 5'10" (1.93m x 1.78m)

uPVC double glazed window. An attractive contemporary suite, comprising tiled shower enclosure, circular wash basin inset to counter top furniture beneath with concealed plumbing, lever mixer tap, twin flush wc. Contrast floor tiles, graphite contemporary radiator, modern downlights.

### Front Garden

Fully landscaped, off road parking for two cars, mature planting.

### Rear Garden

Landscaped rear garden with stone paving immediately outside the kitchen plus terrace and deck, outside power and light, artificial lawn, children's playhouse.

### Council Tax

Band F £2,707.18 p.a. (23/24)

### Post Code

CF64 3UJ

