

77 Cornerswell Road



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



77 Cornerswell Road

Penarth CF64 2UY

Offers Over
£500,000

A spacious Edwardian three/four bedroom mid terrace bay fronted family house, within walking distance to the town centre. These houses are surprisingly wide and spacious offering very nicely proportioned rooms. Much of the house has been renovated but there is some further investment required. Great potential to extend and knock through to the kitchen. Comprises porch, hallway, two generous reception rooms, kitchen, conservatory, landing, three bedrooms, refurbished bathroom and large informal loft room. Front and rear gardens, lane access to garage. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
68	
EU Directive 2002/91/EC	
England & Wales	



Painted timber glazed leaded front door to spacious hallway.

Hallway

14'9" x 6'2" (4.50m x 1.88m)

High ceiling, cornice, picture rail, stripped balustrade and panelling, access to electric and gas meters, tiled floor, radiator, area cloaks.

Reception Room 1

15'1" x 13'11" (4.60m x 4.25m)

A surprisingly spacious front reception room. uPVC double glazed bay window to front. Original stripped wooden floorboards, plastered, redecorated, picture rail, cornice, traditional fire surround, column radiator.

Reception Room 2

12'0" x 11'5" (3.67m x 3.50m)

A good size second reception room with potential to knock into the kitchen to make a more open plan space. Original stripped wooden flooring, gas fire, radiator, coving.

Conservatory

Conservatory edition with polycarbonate roof panels, quarry tiled floor. French doors and windows look out on the garden, access to toilet, back door to kitchen.

Kitchen

12'9" x 9'11" (3.90m x 3.04m)

Great potential to knock through or extend. Comprising oak panelled cupboards, contrast worktop, electric hob, oven, space for fridge/freezer, plumbing for washing machine, radiator, tiled floor, painted tiled splashback, radiator. Quite serviceable but a little dated requiring some upgrading. Casement window and door leading out to sunroom and garden.

W.C.

Quarry tiled floor, wash hand basin, wc.

First Floor Landing

Traditional stripped balustrading to first floor extending to the second floor informal loft conversion. Carpet, plastered, redecorated, stripped panelled doors to all first floor rooms.

Bedroom 1

14'9" x 11'4" (4.51m x 3.46m)

A pretty double bedroom. uPVC double glazed bay window to front. Large built-in wardrobes, carpet, radiator, replastered, redecorated, coving.

Bedroom 2

12'4" x 11'2" (3.76m x 3.42m)

A double bedroom. uPVC double glazed window to rear. Decorated in neutral colours, pale carpet, radiator, built in wardrobe, coving.

Bedroom 3

9'1" x 8'11" (2.79m x 2.72m)

A good third bedroom bedroom. uPVC double glazed window to front. Carpet, radiator, well presented, coving.



Bathroom

The bathroom has been completely refurbished. Comprising panelled bath with rainfall shower, traditional chrome fittings with shower attachment, large wash hand basin with countertop and two cupboards beneath, matching wc, all in white. Attractive wall and floor tiles, neatly boxed in combination boiler, attractively decorated, chrome ladder radiator. uPVC double glazed window.

Informal Loft Room

21'11" (max) x 10'5" (6.69 (max) x 3.2m)

The loft areas of these houses are wide and convert well. There is further potential to put a dormer on the back which will make a significant enlargement. Carpet, radiator, access to remaining loft areas, velux windows front and rear.

Front Garden

Walled front garden providing some privacy, gravel pathway.

Rear Garden

A decent size rear garden with patio and outbuilding. Laid to lawn, rear lane access.

Garage

16'4" x 13'8" (5.0m x 4.19m)

Prefabricated garage accessed from service lane.

Council Tax

Band F £2,707.18 p.a. (23/24)

Post Code

CF64 2UY

