



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



3 Old St. Josephs School High Street

Penarth CF64 1EZ

£389,950

Situated on the northern fringe of town in an elevated position with far reaching outlook looking across northern Penarth, Cardiff Bay and out towards the city centre and countryside is this converted three bedroom school house. Beautifully presented and upgraded set over three floors. Comprises hallway, useful utility/storage, large open plan lounge/dining/kitchen, two bedrooms and bathroom, large lofted third bedroom or second living room. Private low maintenance rear garden. A great lock up and leave, rental or first house. uPVC double glazing, gas central heating, rewired, replastered throughout, decorated in white. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	



Part glazed painted timber front door to entrance hall.

Entrance Hall

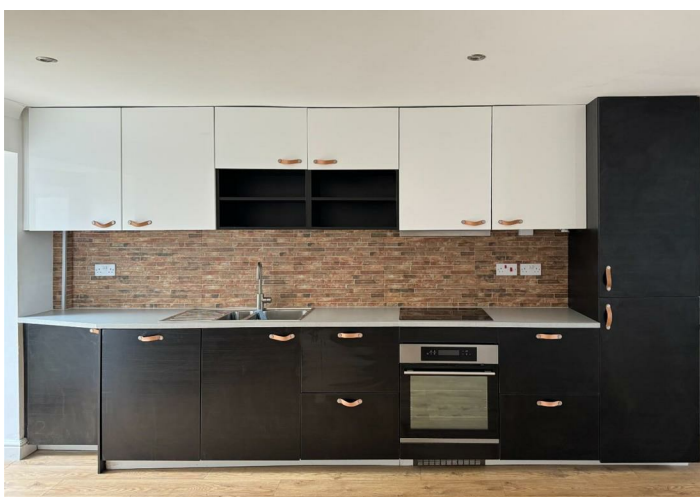
Laminate floor, access to gas meter, new uPVC double glazed window. White panelled doors to ground floor rooms.

Utility/Storage

Space and plumbing for washing machine, worktop, shelving, access to combination boiler, laminate floor.

Lounge/Dining/Kitchen

A large open living room with staircase leading to first floor. uPVC double glazed French doors to rear, two windows to front with white plantation shutters. Laminate floor, radiators, plenty of space for dining table and chairs/formal lounge. The kitchen is finished in black with contrast square edged worktop, sink with half bowl and drainer, lever mixer tap. Stainless steel induction hob, electric oven, column fridge/freezer and dishwasher. Contemporary styling, modern lighting.



First Floor Landing

Carpet to staircase and landing, modern lighting, white doors to all rooms. uPVC double glazed window to front.

Bedroom 1

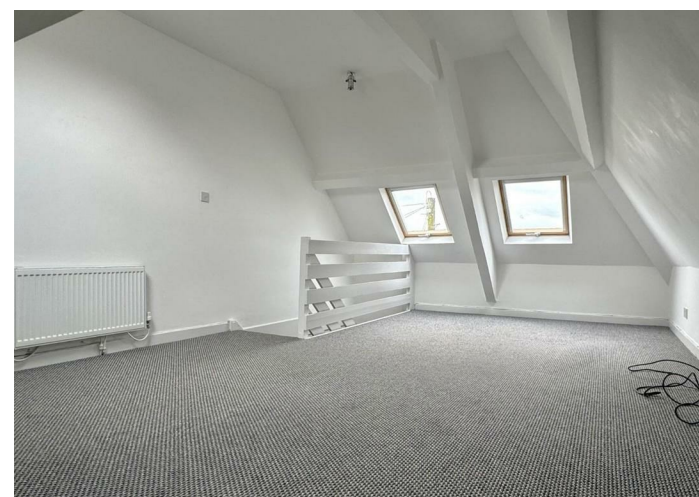
14'7" (max) x 8'0" (plus recess) (4.47m (max) x 2.44m (plus recess))

uPVC double glazed window to rear with obscure glass. Carpet, radiator, decorated in white.

Bedroom 2

11'5" x 7'10" (3.50m x 2.41m)

uPVC double glazed window to front and side. Carpet, radiator, decorated in white.



Bathroom

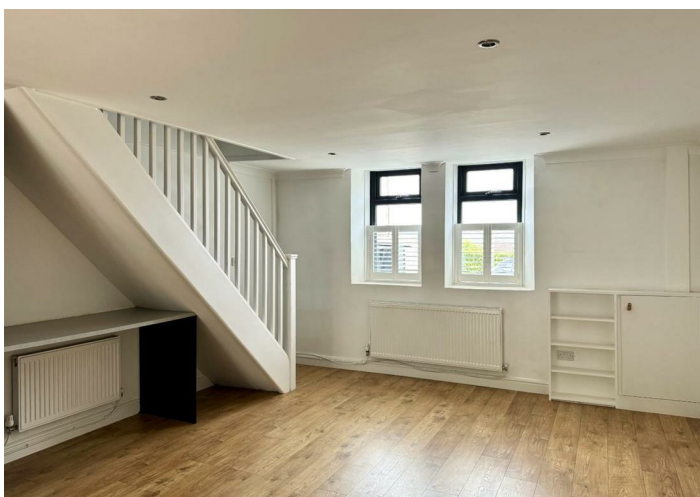
A contemporary bathroom, white metro tiling with contrast grouting. Comprising panelled bath with shower attachment, wash hand basin and wc with chrome fittings, tiled corner shower enclosure with rainfall shower and sliding shower attachment. Chrome ladder radiator, vinyl flooring, modern lighting, mirror cabinet. uPVC double glazed window.

Access from first floor landing via a small lobby and staircase to bedroom 3/living room.

Bedroom 3/Living Room

21'3" x 12'9" (6.48m x 3.89m)

A lofted room with good headroom and great views of the Bay and city. Three velux windows to front and rear. Carpet, radiator, decorated in white, Cable connection.



Front

Opening directly onto High Street.

Rear Garden

A low maintenance enclosed south facing rear garden with feather board fencing to three sides, landscaped with Cotswold stone.

Council Tax

Band D £2,003.04 p.a. (24/25)

Post Code

CF64 1EZ

