

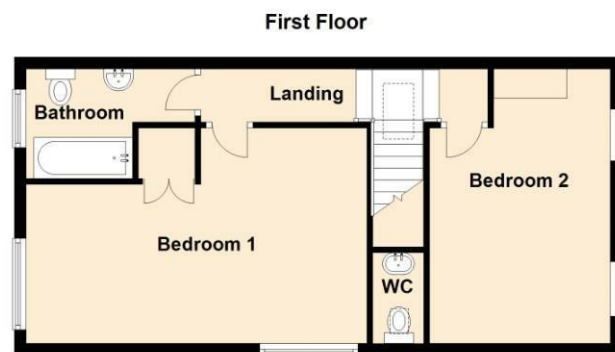
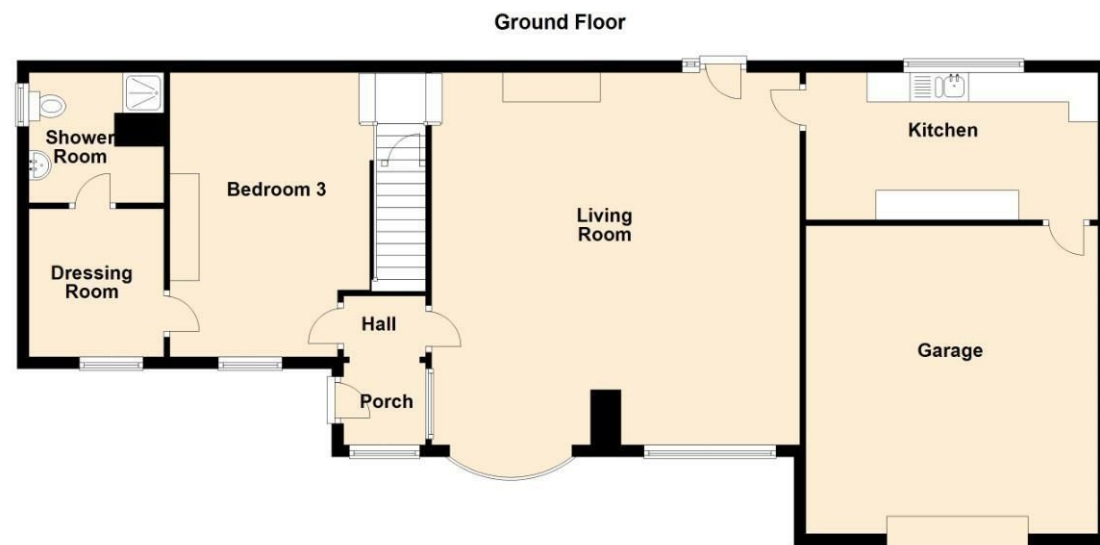


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Monday – Friday
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SHEPHERD SHARPE



Holmelea Mews 3, Holmesdale Place

Penarth CF64 3BB

A unique and lovely converted three bedroom former coach house. Situated in Holmesdale Place close to Penarth town centre and seafront. Comprises porch, large lounge/dining room, kitchen, ground floor large bedroom, dressing room and shower room. Two double bedrooms and bathroom to first floor. Off road parking and large garage. Private south facing rear garden. Some investment and refurbishment required, offering great potential. A fabulous opportunity and place to live. Freehold.

£750,000

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Porch/Hallway
4'7" x 6'3" (1.40m x 1.93m)
Providing weather protection to main living area. Carpet, radiator. Archway through to central hallway.

Access to staircase, bedroom one and living space.

Lounge/Dining
22'7" x 20'6" (6.89m x 6.27m)
A large open plan space with two windows to front and French doors to rear. Two radiators, carpet, chimney breast with potential for log burner or similar.

Kitchen
7'11" x 16'3" (2.42m x 4.97m)
Vaulted ceiling with two velux skylights, uPVC double glazed window looking on garden. Oak panelled kitchen units, sink with half bowl and drainer. Great potential to knock into existing lounge/dining room. Carpet, two radiators, access to garage.



Bedroom 3
15'8" x 11'3" (into recess) (4.80 x 3.43 (into recess))
A large third bedroom. Refurbished sash window to front. Carpet, radiator, high ceiling with coving, deep recess and access to under stairs cupboard.

Dressing Room
8'2" x 7'0" (2.50m x 2.15m)
A practical space which could be knocked through into the existing shower room. A useful dressing area and additional wardrobe space. Carpet, radiator, coving. Panelled door through to shower room.



Shower Room
7'5" x 7'2" (2.28m x 2.20m)
Comprising blue tiled shower enclosure, Heritage traditional wash hand basin and wc in white with chrome fittings. Half tiled walls, radiator, cushion flooring, multi point hot water heater.

First Floor Landing
Carpet, radiator, vaulted ceiling with velux roof light and blind.

Bedroom 1
19'3" x 11'10" (5.89m x 3.61m)
A large principal double bedroom. Secondary glazed windows to front and side. Carpet, two radiators, built-in bedroom furniture and storage, large airing cupboard with radiator, pretty vaulted ceiling with exposed roof timbers.

Bedroom 2
14'6" x 10'0" (4.42m x 3.05m)
A large second double bedroom. Two uPVC double glazed windows to side. Carpet, radiator.

En-Suite W.C.
An additional first floor toilet for guests. Velux window to rear roof slope with blind. Wash hand basin and wc with built-in storage, carpet, mirror.

Bathroom
9'8" x 6'7" (2.96m x 2.02m)
A bright and light bathroom. South facing window. Traditional style panelled bath with Triton electric shower over, wash hand basin and wc. Tiled wall, carpet, radiator, mirror with lighting.



Front
Paved and gated frontage with access to garage and parking. Side access to garden.

Rear Garden
Very private and enclosed south facing rear garden. Mature planting, lawn, terrace, store shed and garden shed, water supply/tap. Gated side access to front garden.

Outbuilding
15'1" x 6'0", (4.62m x 1.85,)
Power and light.

Garage
16'0" x 17'3" (4.90m x 5.27m)
A substantial garage with electric roller shutter door to front. Access to Baxi combination boiler, wash hand basin, radiator, power and light.

Council Tax
Band G £3,123.66 p.a. (23/24)

Post Code
CF64 3BB

