

4 Greenhaven Rise



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

Ground Floor



4 Greenhaven Rise

Llandough CF64 2PN

£310,000

A two double bedroom semi detached bungalow found on a good size plot, situated in a quiet cul-de-sac of 12 similar properties. Great potential to extend into the loft. Comprises porch, central hallway, rear facing lounge, kitchen, two double bedrooms and bathroom. Excellent front garden, parking for three cars and garage, private rear garden with excellent potential. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	

**Porch**

uPVC double glazed porch with leaded glass, tiled floor. Aluminium double glazed doorway with leaded glass to hallway.

**Hallway**

Carpet, radiator, coving, loft access, deep cloaks cupboard/former airing cupboard, access to Vaillant combination boiler (installed approximately six years ago).

**Lounge**

11'5" x 14'6" (3.48m x 4.43m)

A good size living room. uPVC double glazed window looking out onto rear garden and terrace. Large radiator, carpet, brick built fire surround with hardwood mantle, ceiling.

**Kitchen/Breakfast Room**

12'1" x 8'8" (3.69m x 2.65m)

Comprising pale cream coloured units with contrasting worktop, composite sink and drainer with mixer tap. Electric hob, white Hotpoint oven and grill, matching extractor, space and plumbing for dishwasher and washing machine, space for fridge/freezer and breakfast table and chairs, tiled floor and splashback, radiator, coving. Two uPVC double glazed windows, fully glazed uPVC door leading out to garden.

**Bedroom 1**

12'2" x 11'4" (3.71m x 3.47m)

The larger of the two bedrooms. uPVC double glazed window to front. Carpet, radiator, coving.

**Bedroom 2**

12'7" x 8'9" (3.86m x 2.69m)

A double bedroom, previously used as a dining room. uPVC double glazed window to front. Carpet, radiator, coving.

**Bathroom**

8'7" x 4'11" (2.63m x 1.51m)

Comprising low level bath with shower mixer tap, wash hand basin and wc all in white with built-in store cupboards. Mirror, tiled floor, part tiled walls, radiator. uPVC double glazed window to side.

**Front Garden**

The property is set well back from the road. Off road parking for three cars, large area laid to lawn, patio, access to garage.

**Garage**

Semi detached single garage with up and over door to front.

**Rear Garden**

The property is set on a corner plot with a surprisingly good sized rear garden. It is a tiered garden with steps leading up to patio wrapping around the house, lawn, summer house. Great potential and scope, side access to front driveway and garden, outside water supply.

**Council Tax**

Band E £2,421.86 p.a. (24/25)

**Post Code**

CF64 2PN

