

125 Stanwell Road



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

**SHEPHERD SHARPE**



**125 Stanwell Road**

Penarth CF64 3LL

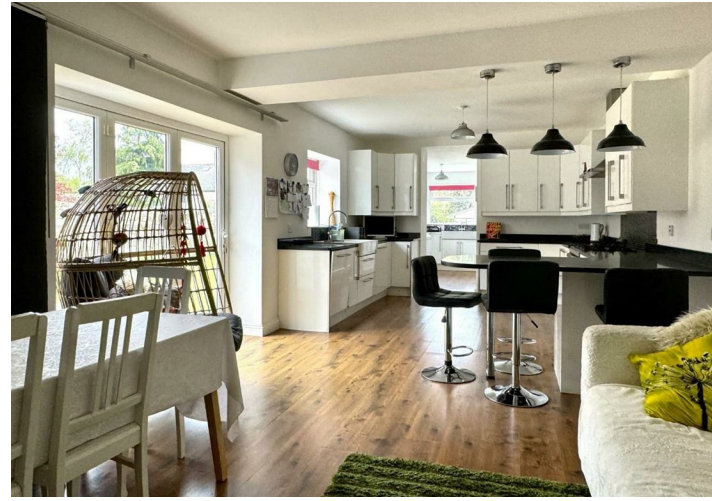
**£995,000**

A handsome and substantial red brick extended Edwardian five double bedroom semi detached family house, found in a popular tree lined road. These rare houses offer a great blend of original features and well proportioned family rooms. Comprises porch, hallway, two good size reception rooms, side extension/additional office, large open plan family kitchen, utility and shower room/wc. To the first floor there are four bedrooms plus a box room/dressing room or potential en-suite, refurbished family bathroom. To the second floor is an additional bedroom, walk-in airing cupboard and office. Excellent off road parking, gardens to front, side and rear, garage with lane access. Gas central heating, lovely period features. Freehold.

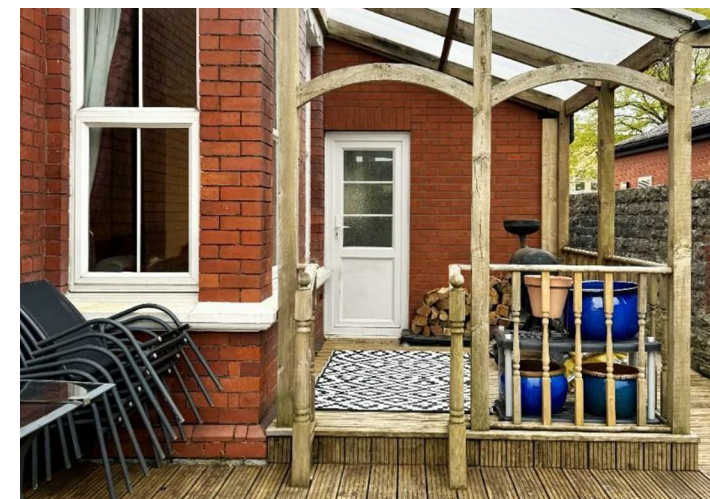
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	81
EU Directive 2002/91/EC	
England & Wales	



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Painted panelled original front door to porch.

#### **Porch**

Original tiled floor, half tiled walls, access to gas and electric meters. Original part glazed door with glazed side windows to hallway.

#### **Hallway**

A beautiful hallway. Freshly decorated, stunning original tiled floor, stripped timber balustrade and handrail with panelling beneath to first floor, small storage cupboard beneath, deep skirting, high ceiling, picture rail, cornice. Original doors to ground floor rooms.

#### **Reception Room 1**

16'8" x 15'2"

uPVC double glazed square bay window to front. A lovely elegant room looking onto front garden. Log burner with slate hearth, oak mantle, carpet, column radiator, picture rail, cornice, freshly decorated in pale colour. Access to extension, utility/wc.

#### **Side Extension**

12'1" x 10'1"

A single storey red brick built side extension added in more recent years, this is presently used as an additional storage area/extra utility room. Sink and drainer, water heater, cushion flooring. uPVC double glazed window side and door leading out to decked veranda, doorway through to a shower room/wc.

#### **Shower Room/W.C.**

Comprising tiled shower enclosure, wash hand basin and wc. Two uPVC double glazed windows to front with privacy glazing. This could be utilised for someone with accessibility issues or disability or extra space for a wider extended family.

#### **Reception Room 2**

18'11" x 13'11"

A welcoming second reception room. uPVC double glazed bay window to side. Lovely slate fire surround with cast iron insert and decorative tiles, slate hearth, carpet, radiator, picture rail, cornice.

#### **Kitchen/Family Room**

28'7" x 12'0"

A delightful open plan bright and light family kitchen with plenty of space for dining table and chairs and informal seating. Access to large walk-in original pantry. The kitchen is white with contrast black quartz worktops, china double sink with and mixer tap. Range oven, integrated dishwasher, decorated in white throughout, laminate floor. Bi-folding white double glazed doors lead out to large patio.

#### **Utility Room**

11'10" x 6'5"

A generous utility room. uPVC double glazed windows to side and rear. Base unit with double china sink, square edge worktop, four eye level cupboards, space for American style fridge, washing machine, dishwasher, tumble dryer, laminate floor.

#### **WC/Shower Room**

Comprising corner shower closure with sliding shower attachment plus adjustable body jets, integrated seat, twin flush wc, wash hand basin. Mirror with lighting. down lighting, extractor, tiled floor, chrome ladder radiator.

#### **Store Cupboard**

Large walk-in store cupboard.

#### **First Floor Landing**

Bright and light deep two tier landing. Original stripped balustrading and handrail, original doors to all first floor rooms, lovely panelled linen cupboard, radiator, freshly decorated.

#### **Bedroom 1**

16'8" x 13'9"

A spacious double bedroom. uPVC double glazed square bay window to front. Carpet, radiator, picture rail, panelled door leading through to box room which is presently used as a dressing room.

#### **Dressing Room/Potential En-Suite**

8'6" x 6'8"

A small box room. uPVC double glazed window to front. Stripped wooden floor, radiator. Potential to convert into an en-suite for the principal bedroom or as a walk-in dressing room.

#### **Bedroom 2**

18'11" x 13'11"

A second double bedroom. uPVC double glazed bay window to side. Part panelling to walls, carpet, radiator, picture rail, cornice.

#### **Bedroom 3**

12'7" x 12'0"

A good third double bedroom. uPVC double glazed window to rear. Carpet, radiator, decorated in white throughout.

#### **Bedroom 4**

10'10" x 8'10"

A smaller double bedroom. uPVC double glazed window. Carpet, radiator, decorated in neutral colours, recessed mirror fronted built-in wardrobe. An excellent guest room.

#### **Bathroom**

Completely refurbished and upgraded. Comprising contemporary shower enclosure, twin wash basins with built-in cabinetry beneath, tiled panelled bath with shower over, twin flush wc. Beautifully tiled, all the sanitary ware is in black with contrast elsewhere, column radiator. Traditional chrome and black heated towel/radiator. Two uPVC double glazed windows.

#### **Second Floor Landing**

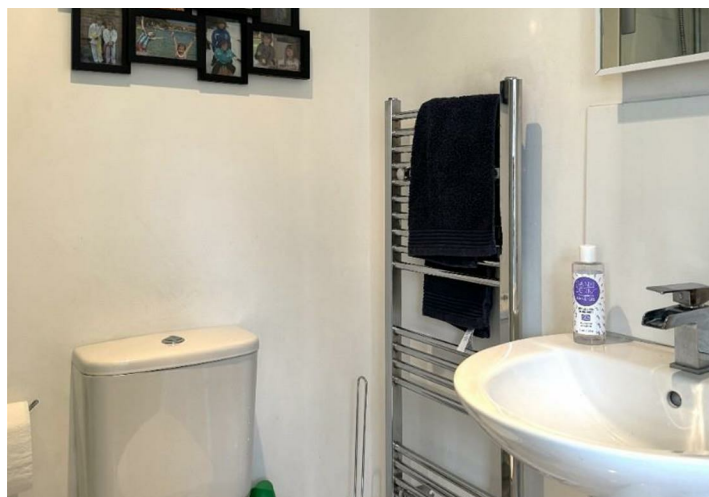
Bright and light, large roof light providing natural light, original handrail and balustrade, carpet, loft access.

#### **Bedroom 5**

12'11" x 12'4"

A fifth double bedroom. uPVC double glazed window to rear looking onto garden. Stripped wooden floor, decorated in white, radiator.





**Walk-in Airing Cupboard**

9'0" x 6'5"

A great space. Large velux to side. Access to Baxi boiler and hot water tank, controls for hot water and heating. Great for drying clothes and airing linen, plenty of storage but potential to convert this into alternative uses.

**Office/En-Suite 2 Potential**

9'5" x 8'9"

Presently used as an office but could be converted into a good sized en-suite or additional shower room.

**Front**

Newly built boundary wall, off road parking for several vehicles.

**Rear Garden**

Private and enclosed rear garden with lovely natural stone boundary walls, large area of terracing and decking immediately outside the kitchen and reception room. Pretty pergola with covered seating area, side access large area laid to lawn, useful outside areas for storage, large outbuilding with lane access, storage and workshop, side access to front.

**Garage**

Lane access.

**Council Tax**

Band H £4,006.08 p.a. (24/25)

**Post Code**

CF64 3LL

