

83 Redlands Road



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Penarth CF64 2AA

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

SHEPHERD SHARPE



Ground Floor



First Floor



83 Redlands Road

Penarth CF64 2WF

£625,000

A substantial four bedroom Edwardian end terrace property with lovely original fireplaces and features, found on a large corner plot. The property has been extended and beautifully presented throughout and it is a lovely family house. Comprising spacious porch, hallway, two large reception rooms, veranda, large kitchen/breakfasting room, utility room, wc, to the first floor there are four bedrooms, bathroom with shower and separate wc. Original features including wooden block flooring, neutral stylish decoration, period fireplaces and stained glass windows. Front garden, driveway with off road parking, detached garage and private enclosed rear garden. Gas central heating, uPVC double glazing. 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 |   |         |           |
|   |   | 72      | 80        |

EU Directive 2002/91/EC

England & Wales



Timber painted panelled front door to porch.

#### Porch

Beautiful original black and white tiled floor, boxed in gas meter, lovely stained glass panels to hallway.

#### Hallway

14'2" (plus recess) x 7'8" (4.32m (plus recess) x 2.35m)  
A welcoming broad hallway. Superb oak herringbone block flooring, traditional 'Arts & Crafts' style balustrading to first floor, small storage cupboard beneath, large area for cloaks, picture rail, cornice, radiator. Two pretty stained glass windows to front.

#### Reception Room 1

14'1" x 14'9" (4.30m x 4.50m)  
A bright south facing room. Broad bay uPVC double glazed window to front. Oak fire surround with mantle and mirror tiled, carpet, two radiators, picture, cornice, decorated in white.



#### Reception Room 2

13'1" (into bay) x 12'7" (4.0m (into bay) x 3.85m)  
A west facing room. uPVC double glazed bay window to side, partly glazed door leading to rear to original veranda. Original slate fire surround with original cast iron tiled insert, carpet, radiator, picture rail, cornice.

#### Kitchen/Breakfasting Room

22'11" x 12'7" (7.0m x 3.86m)  
A large open plan extended kitchen/family room. Much improved and beautifully presented with pale grey shaker style kitchen units, with marble effect quartz worktops extending to all of the units, built-in china sink with lever mixer tap and cut away drainer. Integrated five burner, stainless steel hob, Belling fan assisted oven with grill and extraction above, integrated dishwasher, space for washing machine and tumble dryer, large recess for American style fridge/freezer. Attractive wood grain effect grey tiled flooring, two modern column graphite radiators, down lighters. Plenty of light flooding in from a large white velux window, uPVC double glazed window and door looking onto side garden.



#### W.C.

Comprising wash hand basin and wc, both in white chrome fittings, tiled floor, radiator, access to Worcester combination boiler. uPVC double glazed window to side.

#### First Floor Landing

Spacious landing with traditional 'Arts & Crafts' inspired balustrade, carpet, recently decorated in pale grey, radiator. Original stripped panelled doors to all first floor rooms.

#### Bedroom 1

14'1" x 12'10" (4.31m x 3.93m)  
A delightful bedroom. uPVC double glazed bay window to side. Fireplace, radiator, rail, presented in pale colours throughout.

#### Bedroom 2

14'5" x 12'4" (4.40m x 3.78m)  
uPVC double glazed bay window looking onto large private front garden. Quality shaker style fitted wardrobes to one wall in white, carpet, radiator, rail.



#### Bedroom 3

9'0" x 7'6" (2.75m x 2.30m)  
A great child's bedroom/small double room. uPVC double glazed window to the front. Carpet, radiator, picture rail, large building cupboards to one wall.

#### Bedroom 4

8'10" x 9'4" (2.71m x 2.85m)  
A pretty guest room/study. uPVC double glazed window to rear. Period fireplace with cast iron insert and original coloured tiles, cupboard in chimney breast recess, carpet, picture rail.

#### Bathroom

7'10" x 6'6" (2.40m x 1.99m)  
A spacious family bathroom. Comprising white bath with Farrow & Ball painted timber panelling, chrome mixer tap with shower attachment, traditional wash hand basin with chrome taps, large shower enclosure with electric shower fitting and contrast wall tiles, shelf, white tiling, vinyl tile effect flooring, radiator. uPVC double glazed window.



#### W.C.

Comprising wash hand basin and wc in white, radiator, vinyl flooring. uPVC double glazed window. This could be incorporated into the main bathroom to make a much larger family bathroom.

#### Front Garden

The property is set well back from the road with a mature laurel hedge to the main boundary. Gates give access to pathways and long driveway, pretty cherry tree and garden laid to lawn.

#### Side Garden

Parking for several cars to the side of the property, access to a large original detached garage.

#### Garage

11'3" x 18'2" (3.43m x 5.56m)  
Original brick built rough cast rendered garage, tiled roof, uPVC double glazed windows and door to side leading out to garden. Up and over door to front power and lighting.



#### Rear Garden

The rear garden is lawned, gated and secure with three areas of terracing one immediately outside reception room two and the other two areas outside the kitchen. There is plenty of mature planting and good privacy.

#### Council Tax

Band F £2,893.28 p.a. (24/25)

#### Post Code

CF64 2WF

