

14 Charteris Close



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

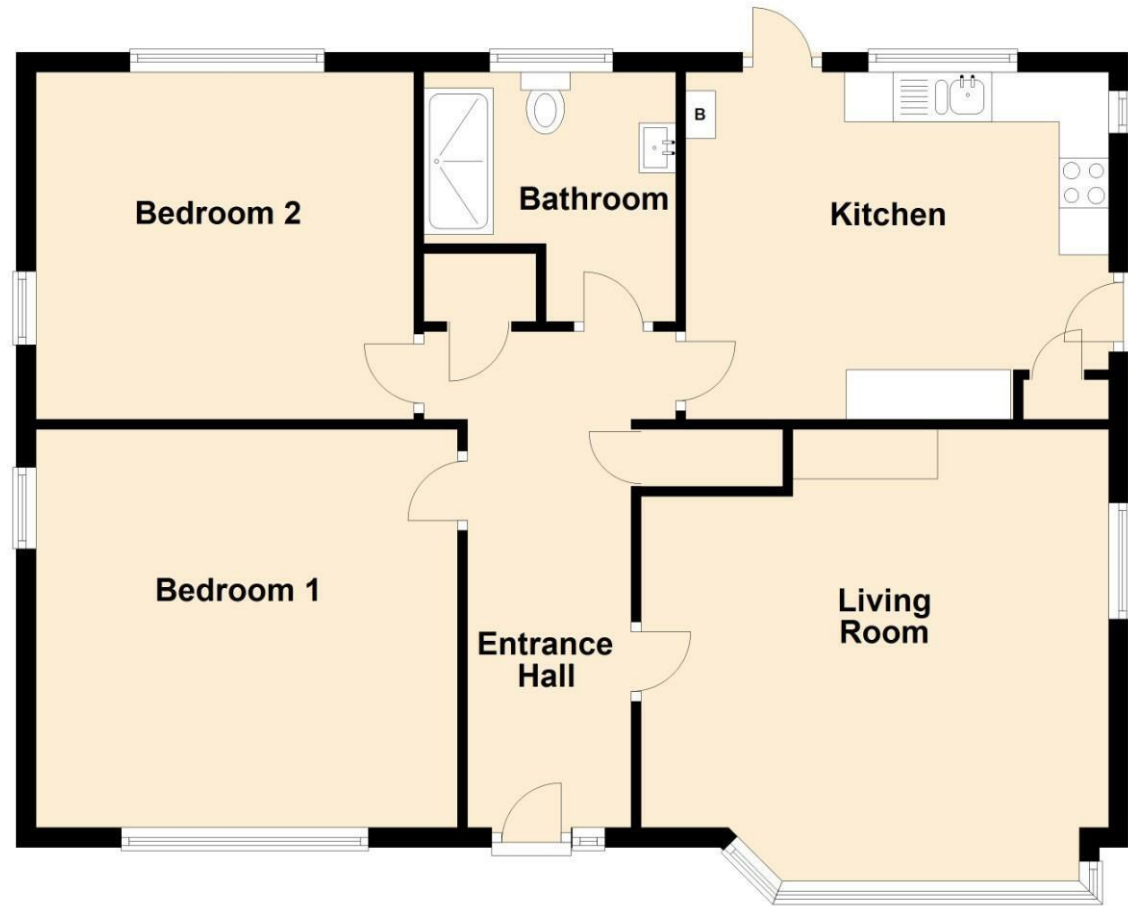
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SHEPHERD SHARPE



Ground Floor



14 Charteris Close

Penarth CF64 5RT

£475,000

Situated in a quiet cul-de-sac in lower Penarth is this spacious double fronted two double bedroom detached bungalow, offering great potential to extend or improve. Currently comprises central hallway, two cloaks cupboards, large lounge, kitchen/breakfasting room, two excellent double bedrooms, large accessible shower/bathroom, inner lobby with access to front, rear gardens and single garage. Front garden, private rear garden with access to cycle path. Great potential to convert the loft. Gas central heating, modern boiler, uPVC double glazing. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	51
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
England & Wales	
EU Directive 2002/91/EC	



New double glazed composite front door with side window to hallway.

Hallway

16'4" x 5'4" (4.98m x 1.65m)

A broad hallway, widening to the rear. Carpet, radiator, loft access, two large built in cupboards, radiator, plate rack, coving, access to fuse box. Good potential for staircase position and loft conversion.

Lounge

15'5" x 14'6" (4.70m x 4.42m)

Bay window to front and further window to side. Fireplace, carpet, radiator.

Loft Access

The loft is part boarded, power and light. Great potential to utilise and convert (10.08m wide x 3.10m to apex).

Kitchen/Breakfast Room

14'0" x 11'5" (4.27m x 3.48m)

A spacious room which could be extended. uPVC double glazed composite door, two uPVC double glazed windows (to rear and side). Although the kitchen is a little dated. White panelled units with contrast worktop, integrated gas hob, oven, extractor, large pantry, space for washing machine, fridge and freezer, vinyl flooring, space for breakfast table and chairs.

Inner Lobby

15'8" x 5'5" (max) (4.80m x 1.67m (max))

Access from the kitchen via two steps. Covered uPVC side lobby with access to both front and rear gardens and garage, wall light.



Bedroom 1

12'11" x 13'11" (3.94m x 4.26m)

Leaded uPVC double glazed windows to front and side with good view of gardens. Carpet, radiator, coving.

Bedroom 2

12'5" x 11'5" (3.81m x 3.49m)

A good size double bedroom. Two uPVC double glazed windows both with nice views of side and garden. Carpet, radiator, coving.

Bathroom

8'3" x 8'1" (2.54m x 2.48m)

A good size bathroom, now converted for accessibility. Folding shower screen and base with built-in seat and grips, electric shower, wash hand basin and wc. Non-slip flooring, white tiling, radiator, fan heater, extractor. uPVC double glazed window.



Front Garden

The property is set back from the road. Pretty lawned front garden, good off road parking.

Garage/Outbuilding

19'7" x 8'4" (5.98m x 2.55m)

Electric up and over door to front, access to gas meter, power and light, window to rear, doorway to lobby.

Side Garden

To the left hand side is a garden, part laid to lawn with large area for vegetable patch or storage, gated access to the right hand side.



Rear Garden

A private rear garden, gate leading out to cycle path with access to the town centre and Cosmeston. Large area paved area, lawn, attractive planting. Potential to further extend. (subject to planning).

Council Tax

Band G £3,338.40 p.a. (24/25)

Post Code

CF64 5RT

