

38 Fairfield Road



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SHEPHERD SHARPE



38 Fairfield Road

Penarth CF64 2SL

£625,000

A unique 1950's Art Deco inspired 4/5 bedroom detached bungalow. The spacious property is found on a double width plot and unusually the first floor is a concrete slab. The property has a large garden and two garages. It does require some investment but offers great further potential. Comprises square hallway, large lounge, dining room, kitchen, conservatory, three bedrooms, bathroom, wc. To first floor a further bedroom, shower room, study and large open loft area suitable for further conversion. Gas central heating, 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		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed front door and side windows to hallway.

#### Hallway

13'8" x 8'9" (4.18m x 2.67m)

A lovely square open hallway. Coving, radiator, access to boxed in electric meter. Natural pine panelled doors to all ground floor rooms.

#### W.C.

Comprising wc, wash hand basin. Tiled floor and walls. uPVC double glazed window to rear.

#### Lounge

20'6" x 13'6" (6.26m x 4.13m)

Three large double glazed windows to front looking onto pretty garden. Art Deco inspired curved wall, natural tiled fire surround, carpet, two radiators, high ceiling with coving. Glazed door leading through to dining room.



#### Dining Room

12'7" x 9'11" (3.84m x 3.03m)

uPVC double glazed door and window to front. Carpet, radiator, staircase leading to first floor. Panelled door to kitchen.

#### Kitchen/Breakfasting

12'11" x 10'11" (3.96m x 3.34m)

uPVC double glazed window to rear and glazed uPVC door to conservatory/utility. The kitchen is fitted, modern, pale wood effect, contrast worktop, composite sink with half bowl/drain and lever mixer tap. Integrated fridge, freezer and Bosch dishwasher, tiled floor, tiled splashback, modern downlighting, access to deep practical shelved pantry.



#### Conservatory

15'1" x 7'8" (4.60m x 2.36m)

uPVC double glazed to two sides, with clear glazed roofing panels. Tiled floor, part rendered and painted walls, radiator, plumbing for washing machine, space for tumble dryer, Worcester Bosch combination boiler.

#### Bedroom 1

13'11" x 12'2" (4.25m x 3.71m)

A spacious double bedroom. uPVC double glazed window to rear. Carpet, radiator, coving.

#### Bedroom 2

13'2" x 9'10" (4.02m x 3.0m)

uPVC double glazed windows to front and side. Carpet, radiator, coved ceiling.



#### Bedroom 3

9'10" x 8'7" (3.02m x 2.63m)

uPVC double glazed window to front. Carpet, radiator, coved ceiling. Ideal office.

#### Bathroom

Recently upgraded now comprising a large shower enclosure with acrylic wall boarding, close coupled wash hand basin and wc with concealed plumbing and built-in storage, attractive countertop. Modern chrome fittings, shaver point, downlighting. uPVC double glazed window.



#### First Floor Landing

Accessed from the dining area, upstairs the floor is silent with its solid concrete floor, carpet, access to a good storage area, radiator.

#### Bedroom 4

12'5" x 15'3" (3.79m x 4.66m)

uPVC double glazed dormer to rear with potential for en-suite and a wider dormer to increase size. Saniflo wc, wash hand basin, fully tiled shower enclosure with electric shower.

#### Shower Room

Saniflo wc, wash hand basin, fully tiled shower enclosure with electric shower.

#### Accessible Loft

17'11" x 12'5" (5.47m x 3.80m)

Solid concrete floor, velux window to rear with good headroom. Plenty of potential to convert and enlarge.

#### Study/Bedroom 5

2'9" x 7'4" (0.84m x 2.26m)

Small uPVC double glazed dormer to rear. Carpet, accessed from bedroom 4.

#### Garage 1

18'1" x 12'5" (5.52m x 3.81m)

Electric up and over roller shutter door to front. Power and light, great storage.

#### Garage 2

18'3" x 8'8" (5.58m x 2.66m)

Window to side, door from rear garden. Currently a workshop and the smaller of the two garages. Power and light, air-conditioning/heater unit.



#### Front Garden

An unusually wide plot with white rendered wall, gated access to driveway, off road parking for two cars, plus access to both garages. Mostly paved with additional mature planting, secure fence to the right hand side, timber gate to the left hand side leading to rear garden, outside water.

#### Rear Garden

Large private rear garden, good size lawn, 'wrap around' natural stone terracing and decking, water, lighting.

#### Store Shed

12'5" x 5'8" (3.80m x 1.75m)

A useful space with lighting.



#### Council Tax

Band G £3,123.66 p.a. (23/24)

#### Post Code

CF64 2SL

