

16 Salop Place



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

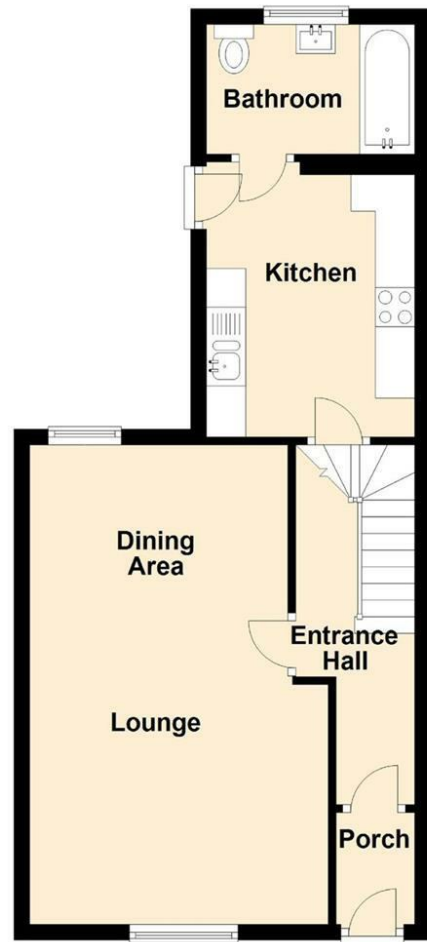
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9am – 5.30pm  
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9am – 5pm

**SHEPHERD SHARPE**



Ground Floor



First Floor



## 16 Salop Place

Penarth CF64 1HP

£1,200

A three bedroom mid terrace house with a bright and contemporary interior situated in the heart of the town centre. Comprising porch, hallway, open plan through living/dining room, kitchen with integrated appliances, bathroom to ground floor, landing and three bedrooms.. Landscaped rear garden/courtyard. Gas central heating, uPVC double glazing. Unfurnished. Available mid June.

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	
64	84
England & Wales	
EU Directive 2002/91/EC	



Front door to porch.

#### Porch

Attractive tile effect laminate flooring. Oak glazed inner door to hallway.

#### Hallway

Laminate flooring, matt black column radiator, carpet to staircase, under stairs cloaks area. Oak glazed doors to lounge/dining room and kitchen.

#### Open Plan Living/Dining Room

2024'3" x 1190'11" (617 x 363)

20' 3" x 11' 11" (6.17m x 3.63m) Formerly two rooms now open plan. Windows to front and rear. Contemporary decoration, stainless steel power points and switches, two matt black column radiators, modern LED lighting, contemporary curtain pole, pre-wired for wall mounted TV, telephone point.

#### Kitchen

1141'9" x 853'0" (348 x 260)

11' 5" x 8' 6" (3.48m x 2.60m) Stylish shaker style kitchen in grey with matt grey handles, Abode composite sink with half bowl and drainer, lever mixer tap, attractive contrast work top and metro tiling. Integrated column fridge/freezer, Zanussi four burner stainless steel gas hob, matching glass and stainless steel extractor above, integrated Zanussi combination microwave and oven. Matt black column radiator, laminate flooring, LED recessed lighting. Window and door to side.

#### Bathroom

492'2" x 895'8" (150 x 273)

4' 11" x 8' 11" (1.50m x 2.73m) Fully tiled with metro style tiling, all fittings in matt black. Contemporary panelled bath with clear shower screen, mixer tap and shower fittings, wall hung wash basin with built-in storage, lever mixer tap, twin flush wc. Column matt black radiator.

#### Landing

Carpet, modern LED down lighters, traditional balustrade, modern white panelled doors to all first floor rooms.

#### Bedroom 1

1030'2" x 951'5" (314 x 290)

10' 4" x 9' 6" (3.14m x 2.90m) Window to front. Carpet, matt black column radiator, brushed stainless steel switches and sockets.

#### Bedroom 2

1010'6" x 1089'3" (308 x 332)

10' 1" x 10' 11" (3.08m x 3.32m) Window to rear. Carpet, matt black column radiator, brushed stainless steel switches and sockets.



#### Bedroom 3

639'9" x 1003'11" (195 x 306)

6' 5" x 10' (1.95m x 3.06m) Window to front. Carpet, matt black column radiator, brushed stainless steel switches and sockets.

#### Rear Garden

Attractive slate area, just outside the kitchen, steps leading to a rear decking, feather board fencing to boundaries.

#### Council Tax

Band D £1,874.20 (23/24)

#### Post Code

CF64 1HP

