

16 Raven Way



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

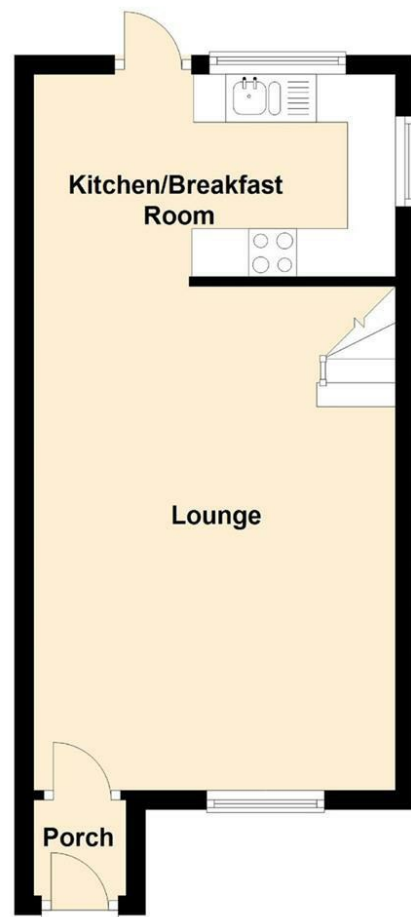
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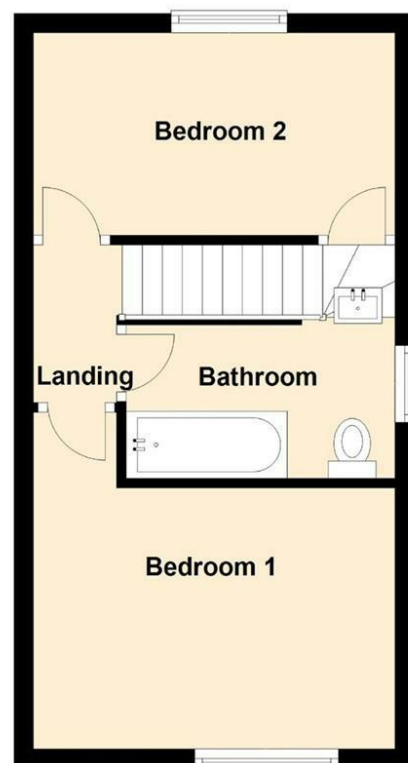
SHEPHERD SHARPE



Ground Floor



First Floor



16 Raven Way

Penarth CF64 5FH

£1,200

A unique two bedroom semi detached house situated on the popular Lavernock Park, close to Cosmeston Country Park and cliff top walks. Comprises porch, open plan lounge/dining through to modern kitchen, two good sized bedrooms and bathroom. Ample off road parking, sunny private rear garden, storage. Gas central heating, uPVC double glazing throughout. Unfurnished. Available mid July.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Part glazed front door to porch.

Porch

Solid oak flooring, panelled door to living room.

Living/Dining Room

17'3" x 12'3" (5.28m x 3.75m)

Double glazed window to front. Open tread staircase to first floor, solid oak flooring, two radiators, recess down lighters.

Kitchen

12'1" x 6'11" (3.70m x 2.11m)

Wide opening to living/dining room. Modern kitchen with shaker style units with contrasting work tops, sink with half bowl and drainer. Induction hob, oven and extractor, tiled floor, space for washing machine, space for fridge freezer and space for dishwasher. Two windows and patio door onto rear garden.

First Floor Landing

With loft access, recess down lighters and carpet.

Bedroom 1

12'3" x 8'9" (3.74m x 2.67m)

Window to front. Carpet, radiator.

Bedroom 2

12'3" x 6'11" (3.74m x 2.12m)

Double glazed window to rear. Carpet, radiator, built in wardrobe.

Bathroom

Opaque window to side. New bathroom with wood effect flooring, shower cubicle and mixer shower, wc, wash hand basin with overhead mirror.

Front Garden

Driveway to front providing off road parking.

Rear Garden

Private rear garden, large patio, BBQ area, timber shed, side garden with terracing, access to driveway.

Council Tax

Band D £1,874.20 p.a. (23/24)

Postcode

CF64 5FH

