



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

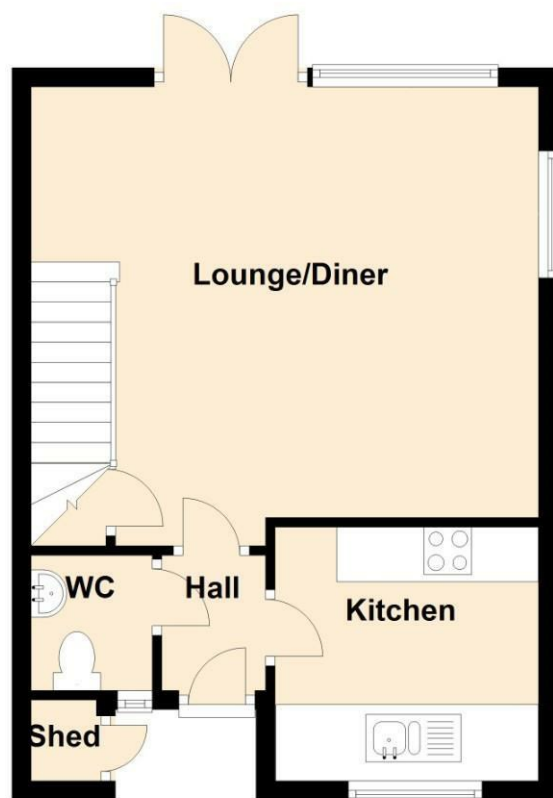
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

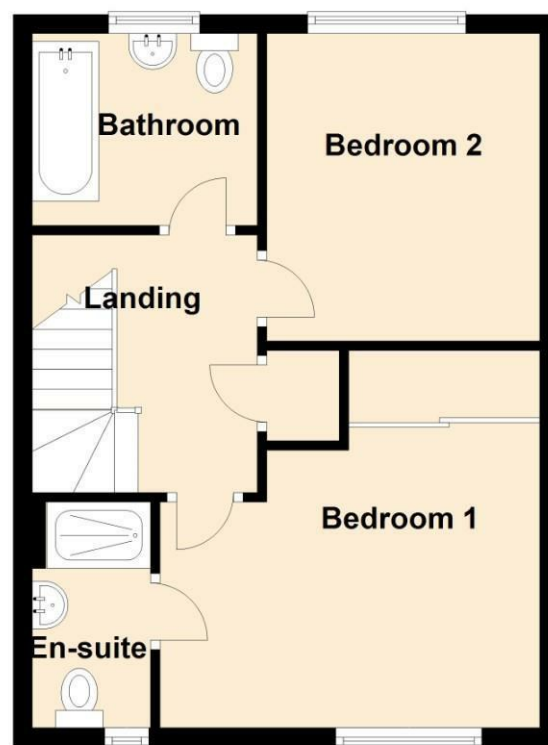
SHEPHERD SHARPE



Ground Floor



First Floor



14 St. Josephs Mews

Penarth CF64 1NP

£305,000

A most attractive two double bedroom mid link house built in 2012 by Crest Homes. Situated close to the town centre, with good pedestrian links to local train station, Penarth Marina and barrage. Offering nicely proportioned rooms set over two floors. Comprises hallway, wc, kitchen, large lounge/dining room, landing two double bedrooms, en-suite shower and family bathroom. Small front garden, recently landscaped rear garden, parking with provision of electric car charging point. Gas central heating, double glazing. Freehold.

Energy Efficiency Rating	
Current	Potential
80	93

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

England & Wales EU Directive 2002/91/EC

**Open Porch**

Access to useful lockable storage cupboard for bins/recycling.

Composite glazed front door giving access to hallway.

Hallway

Laminate flooring, oak veneer doors to all ground floor rooms.

Cloakroom/W.C.

A spacious cloakroom. Double glazed window to front with privacy glazing. Roca two piece suite comprising wash hand basin and twin flush wc, both in white contemporary style. Vinyl tile effect floor, glass tiled splashback, extractor, coat hooks.

Kitchen

8'9" x 8'6" (2.68m x 2.61m)

Double glazed window to front looking onto established grassed bank with mixed planting. A modern kitchen with wood grain effect units, three wide pan drawers, three base units and three wall cupboards in contrast colour, sink half bowl drainer mixer tap base units. Induction hob, electric oven, stainless steel back panel and Bosch extractor, plumbing for washing machine and dishwasher, space fridge/freezer, radiator, vinyl tile effect floor.

Lounge/Dining Room

16'6" x 14'11" (5.05m x 4.55m)

A large bright room. Double glazed windows and doors looking onto landscaped garden. Open plan staircase to first floor, practical built-in understair storage which now provides considerably more capacity, laminate floor, radiator, stylish presentation.

First Floor Landing

Carpet, loft access, access airing cupboard with boiler. Oak veneered doors to first floor rooms.

Bedroom 1

13'6" x 13'0" (4.13m x 3.98m)

A spacious double bedroom. Double glazed window to front. New built-in wardrobes, carpet, radiator.

En-Suite

Double glazed window to front with privacy glazing. Contemporary en-suite comprising large fully tiled shower enclosure, Roca wash hand basin and wc. Chrome radiator, vinyl tile effect flooring, radiator.

Bedroom 2

10'9" x 9'2" (3.30m x 2.80m)

A spacious second double bedroom. Double glazed window to rear. Carpet, radiator, contemporary decoration.

Bathroom

Contemporary in style, comprising panelled bath with shower off mixer tap, Roca wash hand basin and twin flush wc. Attractive tiling, vinyl tile flooring, chrome radiator. Double glazed window to front with privacy glazing.

Front Garden

Raised beds and access to lockable storage area.

Rear Garden

Enclosed rear garden, sturdy painted feather board fencing, gated rear access to parking area. The sellers have fitted an electric charging point for car at the rear of the house.

**Council Tax**

Band F £2,893.28 p.a. (24/25)

Post Code

CF64 1NP

