

17 Grove Terrace



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

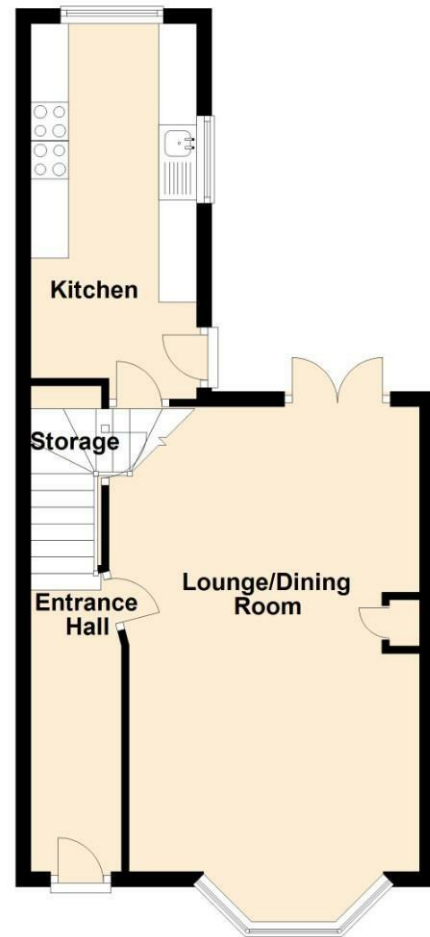
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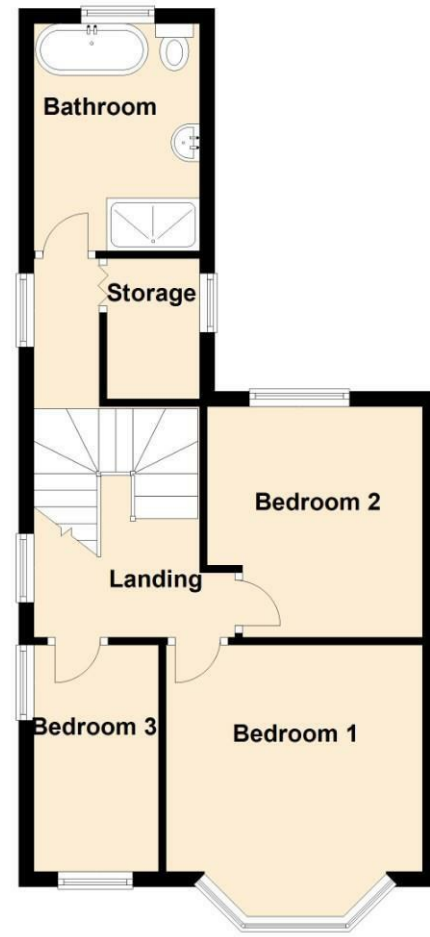
SHEPHERD SHARPE



Ground Floor



First Floor



## 17 Grove Terrace

Penarth CF64 2NG

£425,000

A much improved, spacious double bay fronted three bedroom end terrace house with additional first floor study. Comprises hallway, large open plan lounge/dining room, good sized kitchen, three bedrooms, study and bathroom. Front garden, courtyard rear garden with lane access. Gas central heating, uPVC double glazing, replastered throughout, rewired, new central heating (all work carried out 2013), well presented. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
57	
EU Directive 2002/91/EC	
England & Wales	





Part glazed uPVC front door with window above to hallway.

#### Hallway

Solid oak flooring, access to boxed in gas meter, radiator, plastered walls and ceiling, coving. Moulded panelled door to lounge/dining room.

#### Lounge/Dining Room

22'11" x 13'5" (7.0m x 4.10m)

Previously two separate reception rooms now enjoying a modern open aspect. Bay window to front and French doors to rear. Wide opening between the two rooms, creating a great sense of scale and space. Replastered and redecorated throughout, coved ceiling, column radiator, traditional radiator, log effect burner with slate hearth, useful built-in store cupboard, solid oak flooring.

#### Kitchen

15'9" x 7'0" (4.81m x 2.14m)

A good size kitchen. uPVC double glazed windows side and rear, glazed uPVC door leading out to courtyard garden. A modern white fitted kitchen with plenty of storage, matching worktops, sink and drainer with mixer tap. Tiling to walls, contrast grey floor tile, dishwasher, fridge/freezer and washing machine, range cooker, two grills, modern lighting, plastered walls and ceiling, coving, radiator.

#### First Floor Landing

A bright and light two tear landing. Two uPVC double glazed windows to side, traditional painted handrail and balustrade, carpet, plastered walls and ceiling, coving, access to loft. Moulded panelled doors to all first floor rooms.

#### Bedroom 1

13'1" x 11'5" (4.0m x 3.50m)

uPVC double glazed bay window to front. Carpet, radiator, plastered walls and ceiling, coving, large glass frosted mirror fronted wardrobes providing good storage.

#### Bedroom 2

11'4" x 10'0" (3.46m x 3.07m)

A good size second bedroom. uPVC double glazed window to rear. Carpet, radiator, plastered walls and ceiling, coving, large built-in frosted mirror fronted wardrobes with good storage access to combination boiler (installed 2014).

#### Bedroom 3

9'11" x 5'3" (3.04m x 1.62m)

uPVC double glazed window to front. Carpet, radiator, plastered walls and ceiling, coving.

#### Study

6'2" x 4'7" (1.90m x 1.40m)

A useful small room. uPVC double glazed window to side. Carpet, radiator, plastered walls and ceiling, coving.

#### Bathroom

9'6" x 7'6" (2.90m x 2.30m)

A well appointed bathroom offering great flexibility. Comprising large shower enclosure with screen and low profile shower base, pedestal wash hand basin, matching wc, contemporary free standing bath with floor standing lever mixer tap and shower attachment. Attractive tiling throughout, plastered walls and ceiling, coving, modern downlighting, column radiator, extractor. uPVC double glazed window to rear.



#### Front Garden

Paved front garden.

#### Rear Garden

A pretty courtyard rear garden laid out with low maintenance in mind, outside lighting and water, painted feather board fencing, natural stone paving, lane access.

#### Council Tax

Band E £2,448.16 p.a. (24/25)

#### Post Code

CF64 2NG

