

18 Sunnycroft Lane



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

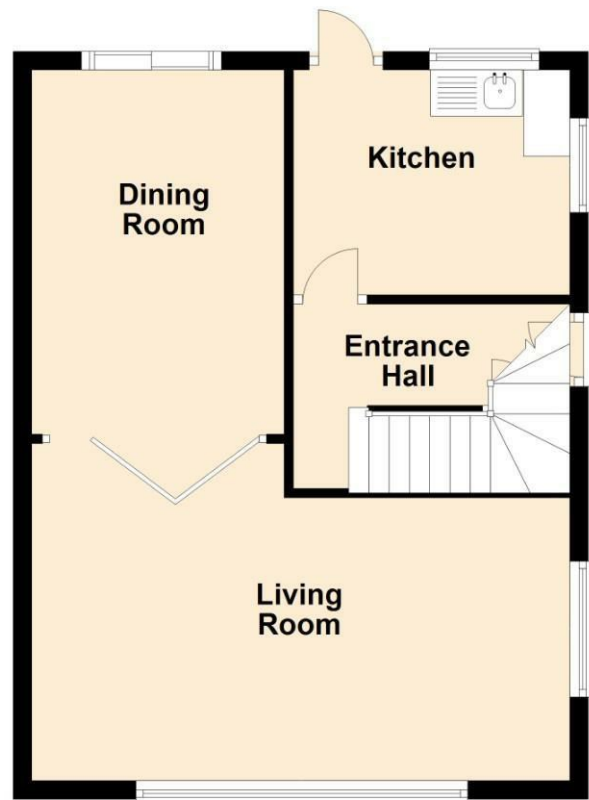
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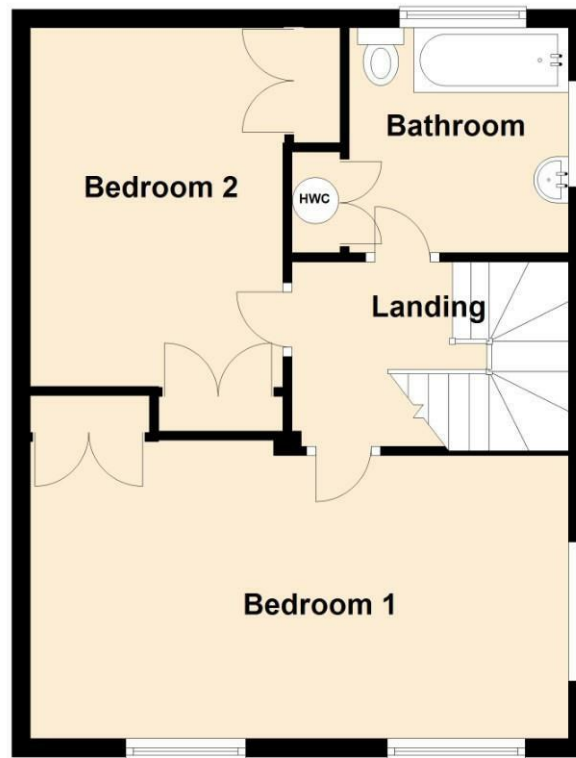
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 90.1 sq. metres (969.3 sq. feet)

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£285,000

A two double bedroom semi detached house in need of significant refurbishment but offering great potential. Comprises hallway, lounge, dining room, kitchen, two double bedrooms and large family bathroom. Front garden, driveway to garage, enclosed rear garden. Freehold. NO ONWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed door to hallway.

Hallway

Staircase to first floor, access to undestair storage housing electric and gas meters. Door to dining room.

Dining Room

12'7" x 8'11" (3.85m x 2.73m)

uPVC double glazed patio doors to rear. Original parquet flooring, storage radiator, serving hatch to kitchen. Potential to knock through to create a large kitchen/breakfasting area.

Lounge

19'3" x 12'4" (5.89m x 3.78m)

uPVC double glazed window to front. Gas fire (untested), storage radiator, parquet flooring.



Kitchen

9'9" x 7'10" (2.98m x 2.39m)

A basic kitchen which requires significant investment. uPVC double glazed windows to side and rear, door to garden.

First Floor Landing

uPVC double glazed window to side. Loft access, original handrail and balustrade.

Bedroom 1

19'3" x 9'10" (5.89m x 3.0m)

Two uPVC double glazed windows to front with elevated views, further window to side. Potential to convert into two bedrooms.

Bedroom 2

12'10" x 8'10" (3.92m x 2.71m)

A large double bedroom. Window to rear. Two built-in wardrobes.



Bathroom

8'0" x 7'8" (2.45m x 2.36m)

uPVC double glazed windows to side and rear. A large bathroom comprising panelled bath, shower enclosure, wash hand basin and wc. Half tiled walls, airing cupboard with insulated tank and shelving above.

Front Garden

Mainly laid to lawn, driveway leading to garage.

Garage

Semi detached garage with up and over door to front.

Rear Garden

Enclosed private rear garden requiring some work.



Council Tax

Band E £2,384.43 p.a. (24/25)

Post Code

CF64 4QQ

