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Monday – Friday  
9am – 5.30pm  
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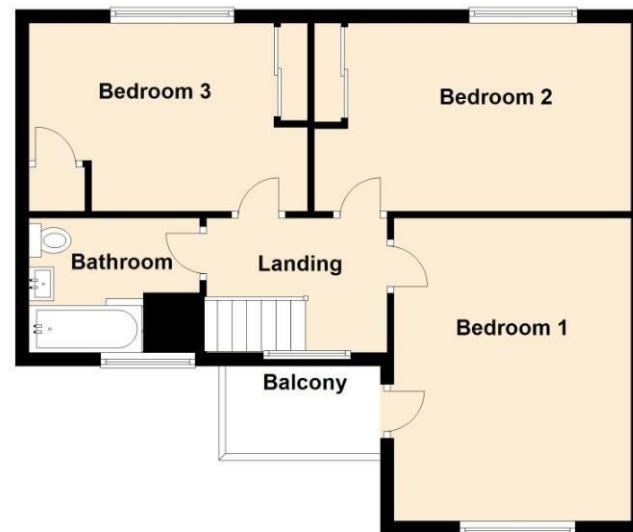
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

## 22 Vale View Crescent

Llandough CF64 2NZ

£498,000

A lovely three double bedroom detached house situated in a quiet cul-de-sac. In need of some upgrading but offering great potential to further in large or extend. Comprises porch, access to garage, hallway, wc, large lounge/dining room, garden room, kitchen, three double bedrooms and bathroom. Garden to front, driveway to garage, enclosed rear garden. Gas central heating, new cloakroom and bathroom, mostly double glazed, gas central heating with modern boiler. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	





uPVC double glazed porch with half glazed door, tiled floor, painted panelling, access to garage. Original glazed front door and side screen leading through to hallway.

#### Hallway

Original parquet flooring, radiator, white panelled doors to lounge/dining and cloakroom.

#### Cloakroom

Completely refurbished. Twin flush wc with storage beneath and concealed plumbing, chrome lever mixer tap and fittings. Attractive tiling to walls, co-ordinating flooring, panel for security alarm. uPVC double glazed window to side.

#### Lounge/Dining Room

24'1" x 14'10" (7.35m x 4.54m)

A good size lounge/dining room. uPVC double glazed window to front, sliding doors and windows to rear. Carpet (parquet flooring beneath), two radiators.

#### Garden Room

13'1" x 7'10" (4.01m x 2.40m)

A single story extension accessed from lounge/dining room. uPVC double glazed windows and doors to two sides with lovely views of garden. Carpet.

#### Kitchen

13'6" x 9'0" (4.13m x 2.75m)

Aluminium window to rear, uPVC double glazed door leading out to garden. Fitted kitchen comprising floor standing and eyelevel cupboards, Franke sink and drainer with half bowl and mixer tap, modern worktops. Four burner gas hob, grill and oven all in stainless finish, modern fridge/freezer, plumbing for washing machine. Breakfast bar, access to boiler, serving hatch to dining area, tiled walls and floor.

#### First Floor Landing

New carpet, original balustrading, loft access, window to front with lovely view. Doors to all first floor accommodation.

#### Bedroom 1

14'8" x 11'5" (4.48m x 3.50m)

Three uPVC double glazed windows to front with lovely view looking out across open countryside towards Dinas Powys, Barry and glimpses of the Channel in the distance. New carpet, radiator, mirror fronted wardrobes. uPVC double glazed door to balcony.

#### Bedroom 2

14'11" x 9'1" (4.55m x 2.78m)

Aluminium window to rear. New carpet, radiator, contemporary decoration, mirror fronted wardrobes.

#### Bedroom 3

13'7" x 9'1" (4.15m x 2.78m)

Aluminium glazed window to rear. Carpet, radiator, mirror fronted wardrobes, cupboard with insulated tank.



#### Bathroom

7'7" x 6'5" (2.32m x 1.97m)

Beautifully presented and upgraded. Comprising contemporary bath with rainfall shower and shower, wash hand basin with contemporary storage, concealed plumbing and lever mixer tap, twin flush wc. Graphite radiator, modern downlighting, extractor, tiled walls, vinyl effect flooring in pale grey. uPVC double glazed window.

#### Front Garden

Deep front garden, mostly laid to lawn, long driveway to garage.

#### Garage

Single garage with up and over door to front.

#### Rear Garden

Private and enclosed rear garden, laid to lawn with terrace/entertaining area. Gated side access to front garden and driveway.

#### Council Tax

Band F £2,862.19 p.a. (24/25)

#### Post Code

CF64 2NZ

