

11 Dryden Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

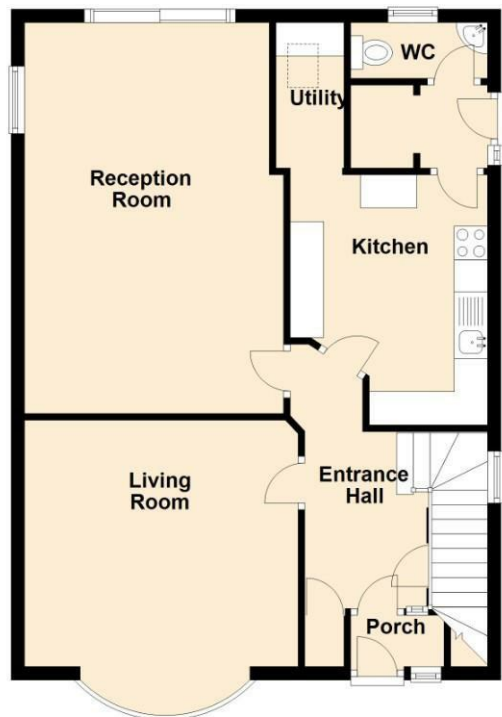
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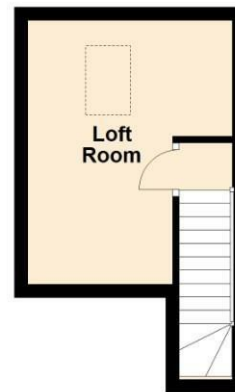
Ground Floor



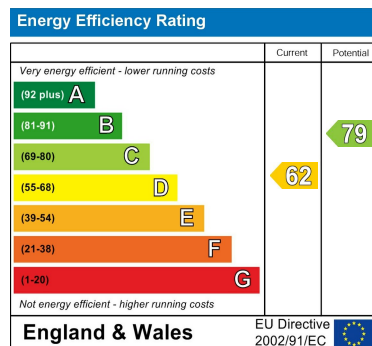
First Floor



Second Floor



Total area: approx. 132.4 sq. metres (1425.7 sq. feet)



11 Dryden Road

Penarth CF64 2RT

£535,000

An attractive 1930's three bedroom detached property, situated in a popular location within walking distance to Penarth town centre and railway station. Comprises entrance hallway, dining room, lounge, kitchen, downstairs wc, three bedrooms, bathroom and an informal loft room. Front garden, off road parking to side, private south west facing rear garden. Gas central heating, uPVC double glazing, some original features, carpets. Freehold.



uPVC double glazed front door with glazed side panel to porch.

Porch

4'6" x 2'6" (1.38m x 0.77m)
Tiled floor, glazed panelled door to hallway.

Hallway

6'0" x 8'8" (1.83m x 2.64m)
Original wood block floor, built in cupboard, understairs cupboard with port hole window, radiator. uPVC double glazed frosted window to the side. Stairs to first floor.

Dining Room

13'1" (into bay) x 11'11" (4.00m (into bay) x 3.64m)
A lovely front reception room. uPVC double glazed bay window to the front. Tiled fireplace with fitted gas fire (disconnected), fitted cupboards and shelving to either side of the fireplace, radiator, coved ceiling, original wood block floor.



Lounge

12'5" x 19'10" (3.79m x 6.05m)
A large south west facing living room looking onto the rear garden. uPVC double glazed sliding doors onto the garden. Radiator, carpet, gas fire, coved ceiling.

Kitchen

9'4" x 12'1" (plus utility area) (2.84m x 3.68m (plus utility area))
uPVC double glazed window to the side. Fitted kitchen comprising range of base and wall units, stainless steel sink with drainer, work tops. Space for gas cooker, radiator, opening to utility area with fitted shelving and plumbing for washing machine, tiled floor. Door to rear lobby.



Rear Lobby

3'4" (plus recess) x 3'10" (1.03m (plus recess) x 1.17m)
Tiled floor, recess with space for fridge/freezer. uPVC double glazed window and door to the side providing access to the garden, door to wc.

W.C.

6'0" x 2'8" (1.85m x 0.83m)
Tiled floor, wash hand basin, wc. uPVC double glazed window to the rear.

First Floor Landing

Carpet, radiator, stairs to informal loft room. uPVC double glazed window to front.

Bedroom 1

12'7" (into bay) x 13'9" (3.84m (into bay) x 4.20m)
A lovely double bedroom. uPVC double glazed bay window to the front. Original wood flooring, radiator, wash hand basin with storage beneath, fitted wardrobes with sliding doors.

Bedroom 2

12'6" x 11'10" (3.82m x 3.61m)
A second double bedroom. uPVC double glazed window to rear overlooking the garden. Original wood flooring, radiator.



Bedroom 3

7'10" (excluding wardrobes) x 8'5" (2.40m (excluding wardrobes) x 2.59m)
A single bedroom. uPVC double glazed window to side. Fitted wardrobes, carpet, radiator.

Bathroom

5'5" x 6'4" (1.66m x 1.94m)
White suite comprising panelled bath with rainfall shower and hand held attachment, shower screen, wc and wash hand basin with vanity unit, radiator, tiled walls and floor. uPVC double glazed frosted window to the side.

Informal Loft Room

10'4" (max) x 12'11" (3.16m (max) x 3.96m)
Door from the stairs, velux window to rear, carpet.



Front Garden

Block paved front garden with mature planting to front, driveway to the side with parking for two cars, gated access to the rear garden.

Rear Garden

A west facing, private rear garden. Laid to lawn, paved patio, mature planting, outside lighting, timber shed, gated access to both sides.

Council Tax

Band F £2,893.28 p.a. (24/25)

Post Code

CF64 2RT

