

76 Conybeare Road



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

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 114.2 sq. metres (1228.9 sq. feet)

76 Conybeare Road

Sully CF64 5US

£475,000

A two storey extended four bedroom detached house situated at the end of a quiet cul-de-sac, in an enviable situation set on a large plot with a private rear garden. Offering great family accommodation. Comprising porch, large open plan lounge, lobby, wc, large open plan kitchen/living/dining room, second reception room/study, to the first floor, four bedrooms and bathroom. The property is set well back from the road with excellent off road parking for several cars and large detached double garage. All refurbished in 2020. Immaculate throughout, uPVC double glazing, new kitchen and bathroom, new flooring. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	



A solid porch with brick built base to the porch, uPVC double glazed to two sides, uPVC double glazed door.

Porch

New laminate floor, uPVC double glazed door leading to the living room.

Lounge

16'9" x 13'5" (5.11m x 4.11m)

Large open plan living room. uPVC double glazed windows front and side providing plenty of natural light. Beautifully presented and decorated throughout, open plan staircase to first floor with useful storage beneath, two radiators, contemporary oak surround fireplace with living flame gas fire, new carpet. Double doors leading through to kitchen/living/dining room.

Inner Lobby

Moulded panelled doors to all ground floor rooms.

W.C.

A contemporary style comprising wash hand basin with built-in storage, twin flush wc, both in white. Attractive tiling, chrome radiator, mirror. shaver point. uPVC double glazed window. (renewed in 2021)

Living/Kitchen/Dining Room

17'7" x 16'9" (max) (5.37m x 5.12m (max))

A lovely open plan space which has been extended to rear. Two uPVC double glazed windows door and French doors providing lots of natural light (all renewed in 2021). A new kitchen in white with contrast worktops, five burner stainless steel hob, extractor, split-level oven grill and microwave, plumbing for washing machine, space for fridge and freezer. Island with base unit, countertop with informal seating, laminate floor. Carpet to dining/living area, beautifully presented, radiator, useful store cupboard, chrome radiator. Double doors to main lounge. doorway to study.

Study/Childrens' Room

13'6" x 7'1" (4.13m x 2.18m)

Forming part of the side two story extension. uPVC double glazed windows to front and rear. Carpet, radiator, freshly decorated throughout in 2021.

First Floor Landing

New carpet, freshly decorated, loft access, painted panelled doors to all first floor rooms.

Bedroom 1

13'10" x 10'3" (4.23m x 3.14m)

A good size double bedroom. uPVC double glazed window to front. New carpet, radiator, coved ceiling.

Bedroom 2

10'11" x 10'4" (3.33m x 3.17m)

A second double bedroom(to be replastered and redecorated). uPVC double glazed window to rear. Laminate floor, radiator, mirror fronted built-in wardrobe.

Bedroom 3

13'6" x 7'1" (4.14m x 2.16m)

Part of the two story extension. A decent third bedroom/small double. uPVC double glazed window to rear. New carpet, radiator, well presented, coved ceiling.



Bedroom 4

6'10" x 6'6" (2.09m x 1.99m)

The smallest of the bedrooms. uPVC double glazed window to front. Laminate floor, radiator, well presented, coved ceiling, over stairs storage, access to Worcester combination boiler.

Bathroom

9'10" x 6'0" (3.0m x 1.85m)

Fully tiled, comprising tiled panelled bath, wash hand basin with built-in storage, wc and separate shower enclosure with electric shower. Ladder radiator.

Front Garden

The property is set well back from the road offering great off road parking, the drive gets wider as it approaches the garage, mature planting to the left hand side, access to gas and electric meters. Laid to lawn with attractive maturity, access to the right hand side of the property, left hand side of the property is secured door leading to the rear garden.

Garage

20'9" x 15'7" (6.33m x 4.75m)

Double garage, access via electric door to front, power and light, built-in cupboards, sink and drainer, water heater, uPVC double glaze doors either side, window to rear.

Rear Garden

The rear garden is exceptional and private, much larger than his typical for this property and presently with nothing overlooking, large patio, decking, lawn, mature planting, access to double garage. Area of garden to the side of the garage where there is useful storage area and a greenhouse.



Council Tax

Band E £2,384.15 p.a. (24/25)

Post Code

CF64 5US

