

6 Hazel Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

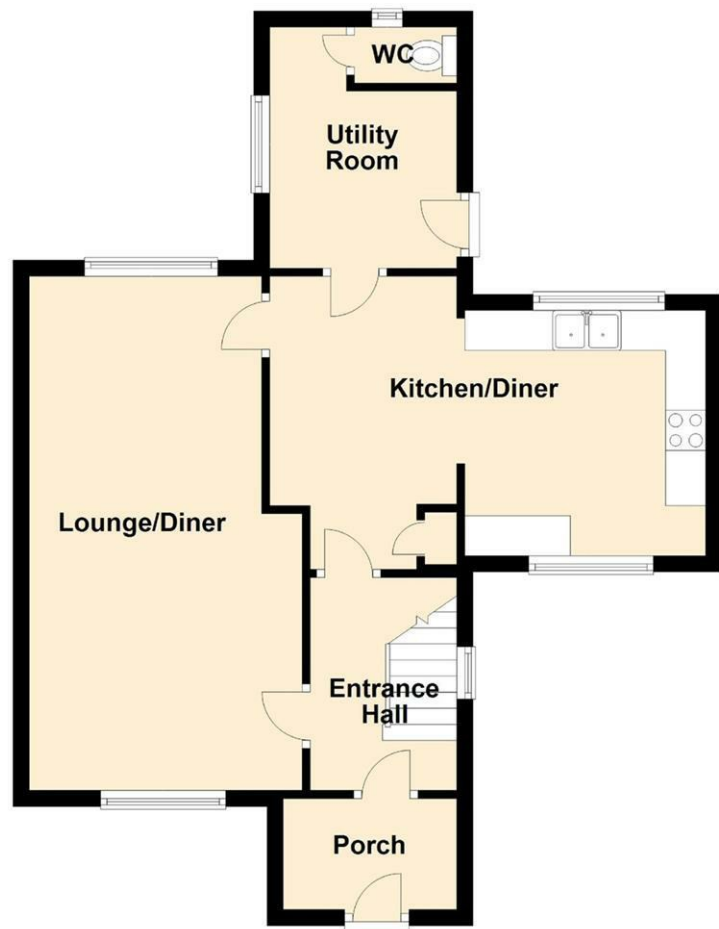
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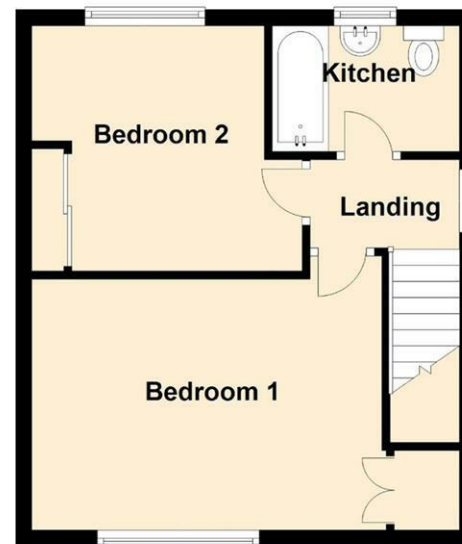
# SHEPHERD SHARPE



Ground Floor



First Floor



## 6 Hazel Road

Penarth CF64 3PY

### £294,950

A much improved and extended two bedroom semi detached property, situated just off Lavernock Road, in catchment for Stanwell and Victoria schools. The property has planning permission for a extension to the side of the property which would provide for a third double bedroom. Comprises porch, hallway, large lounge, extended kitchen/breakfasting room, utility room, wc, two good size bedrooms and bathroom with shower. Front garden with planning for parking, south west facing rear garden, prefabricated detached garage. Plastered and redecorated throughout, new flooring, kitchen, bathroom and fittings. uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 6 Hazel Road



New composite double glazed front door to porch.

### Porch

Attractive cladding to internal walls. A bright and spacious hallway.

### Hallway

uPVC double glazed window to side. Well presented throughout, decorated in white, radiator, traditional handrail and balustrade, useful understairs cupboard with access to gas and electric meters, modern consumer unit.

### Lounge/Dining Room

20'11" x 11'2" (6.38m x 3.41m)

A lovely bright lounge. Dual aspect with new uPVC double glazed windows front and rear. Attractively decorated in white, grey laminate flooring, two radiators, living flame gas fire with surround.



### Extended Kitchen/Breakfasting Room

18'8" x 10'5" (5.69m x 3.20m)

A lovely spacious sized extended kitchen/breakfasting room. uPVC double glazed window to front, French doors to rear. Fitted kitchen to one side in white with contrast worktop, stainless steel sink with half bowl and drainer, lever mixer tap. Electric hob, oven, extractor, attractive tiling. The dining area has space for table and chairs, decorated in white, pale grey laminate flooring, radiator, thermostat for heating, access to large cupboard, integrated dishwasher, space for fridge/freezer, Worcester Bosch combination boiler.

### Utility

7'5" x 6'5" (2.28m x 1.97m)

uPVC double glazed window to side, door to rear garden. Base unit with countertop, modern shelving, space and plumbing for washing machine, tiled floor, radiator.



### W.C.

Contemporary twin flush wc, wash hand basin with storage beneath, chrome fittings, attractive tile flooring, splashback, radiator. uPVC double glazed window.

### First Floor Landing

New carpet, loft access. uPVC double glazed window to side. Moulded white panelled doors to all first floor rooms.

### Bedroom 1

14'5" x 9'8" (4.41m x 2.97m)

uPVC double glazed window to front. Decorated in white, laminate floor, radiator, large built-in wardrobe.

### Bedroom 2

10'10" x 9'6" (3.32m x 2.90m)

uPVC double glazed window to rear. Freshly decorated in white, laminate flooring, radiator.

### Bathroom

Refurbished and well presented. Comprising 'P' shape bath with chrome shower fitting over bath, contemporary wash hand basin and wc, built-in storage, chrome fittings. Attractive tiling, laminate floor, chrome radiator. uPVC double glazed window to rear.

### Front Garden

Paved for low maintenance. Planning permission has been approved for a crossover and front access for parking to the side of the gate, access to the rear garden.



## 6 Hazel Road

### Rear Garden

South west facing rear garden, two paved areas, artificial lawn, gated rear access.

### Garage

19'8" x 9'10" (6.00m x 3.00m)

Prefabricated garage with lighting, up and over door to rear with access from Castle Avenue.

### Council Tax

Band D £2,003.04 p.a. (24/25)

### Post Code

CF64 3PY

