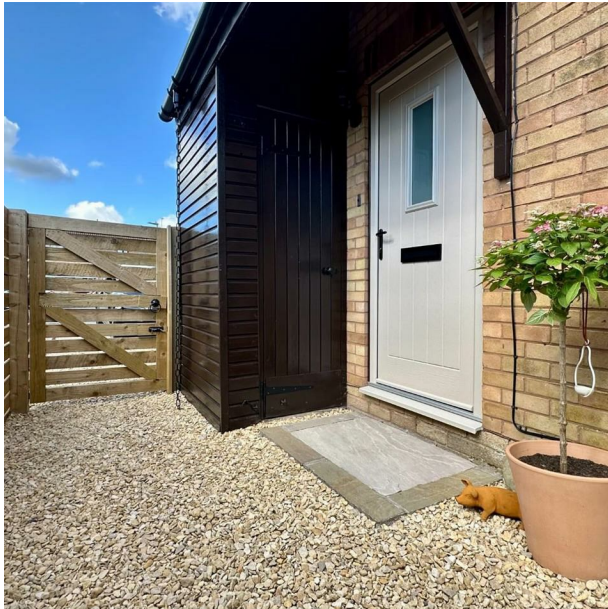


20 Merlin Close



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

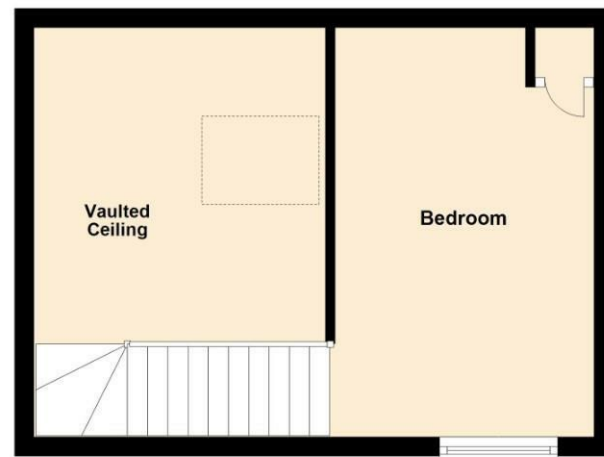
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Ground Floor

First Floor



20 Merlin Close

Penarth CF64 5FW

£195,000

A very stylish one bedroom 'Clipper' style house that has been significantly refurbished, situated in a quiet cul de sac on the popular Lavernock Park development. Close to Cosmeston Country Park, Glamorganshire Golf Club and cycle path which leads to Penarth town centre. Comprises hallway, open plan living/dining, kitchen, recently upgraded bathroom and mezzanine bedroom to first floor. The property has a large natural stone edged Cotswold gravelled driveway to the front, gated and fenced courtyard style garden to the side, outside store shed. Electric heating, wood effect laminate flooring to ground floor, carpet, built-in appliances. A great first time buyer, investor or retiree property. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



Tiled roof canopied entrance, 'Endurance' composite front door (fitted 2024) to entrance lobby.

Entrance Lobby
4'7" x 3'5" (1.42m x 1.05m)

Laminate wood effect flooring, floating solid oak bench with cloaks area above, spotlight, high level fuse board cupboard. Opening through to living/dining, door to bathroom.

Bathroom
5'9" x 6'4" (1.76m x 1.95m)

Newly refurbished modern white bathroom suite. Comprising panelled bath with new 'Mira' electric shower over, glass shower screen, wall mounted wash hand basin and wc. Laminate wood effect flooring, new anthracite WiFi controlled heated towel rail, extractor fan, tiled splashback areas. Frosted window to side with 'Hillarys' fitted blind.



Living/Dining Area
12'4" x 13'5" (max) (3.76m x 4.09m (max))

Large full height uPVC double glazed window to front with 'Hillarys' fitted blind. Double height vaulted ceiling with Velux window and open plan galleried bedroom over. Laminate wood effect flooring, understairs alcove, two new anthracite WiFi controlled radiators, pendant light. Open plan to kitchen, carpeted stairs to first floor.

Kitchen
7'7" x 6'10" (2.32m x 2.10m)

Modern fitted kitchen in cream with a range of wall and base units, wood effect work top, stainless steel one and a half bowl sink and drainer with mixer tap. AEG oven and induction hob (2023), integrated fridge/freezer and integrated washer/dryer (2023), tiled splashback, laminate wood effect floor.



Bedroom
8'11" x 13'5" (2.73m x 4.09m)

Galleried style bedroom overlooking the living/dining area with Velux over. uPVC double glazed window to side with 'Hillarys' fitted blind. Carpet, new anthracite WiFi controlled radiator, access to airing cupboard and loft space (predominantly boarded).

Front Garden

Located at the head of a quiet residential cul de sac lies a recently landscaped sandstone edged Cotswold stone driveway with parking for two cars.

Courtyard Garden

A west facing enclosed courtyard garden with Cotswold stone gravel, gate to driveway, exterior lighting, access to external store/shed.



Council Tax
Band C £1,780.48 p.a. (24/25)

Post Code
CF64 5FW

