

106 Redlands Road



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Monday – Friday
9am – 5.30pm
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SHEPHERD SHARPE



106 Redlands Road

Penarth CF64 2WN

£550,000

A spacious four bedroom semi detached traditional family property found in an established location a short way from the town centre. The property has a pretty outlook to the front and a large private south facing rear garden. Comprises porch, welcoming spacious hallway with cloaks cupboard, wc, two well proportioned reception rooms, garden room/conservatory, kitchen/breakfasting room, bright landing, four bedrooms and bathroom. Long driveway leading to detached garage. Gas central heating, uPVC double glazing, traditional features. A lovely family house with great potential to convert the loft/extend. 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			
		70	80

EU Directive 2002/91/EC

England & Wales



uPVC double glazed panelled front door leading to porch.

Porch

Original attractive black and white quarry tiled floor, original panelled door with stained glass windows.

Hallway

A lovely welcoming hallway. Original herringbone pitch pine flooring, radiator, picture rail, handrail and balustrade leading to first floor and galleried landing, cloaks cupboard with original stained glass windows, access to gas and electric meters, fuse box.

W.C.

Comprising wash hand basin and wc, in white, fully tiled, wall light. uPVC double glazed window to side.

Reception Room 1

16'4" x 13'1" (5.0m x 4.0m)

A very pretty front reception room. Deep uPVC double glazed bay window to front looking onto lawned front garden. Original pitch pine block flooring, traditional natural style stone fireplace with living flame gas fire, radiator, picture rail.

Reception Room 2

13'1" x 12'0" (4.0m x 3.66m)

A well proportioned reception room. uPVC double glazed door and windows leading out garden room/conservatory. Original pitch pine block flooring, traditional fire surround, picture rail, coving, radiator.

Garden Room/Conservatory

12'9" x 11'1" (3.89m x 3.40m)

A large conservatory. Tiled floor, plastered internally, power and light, windows two sides, French doors leading out to decking and garden.



Kitchen/Breakfasting Room

17'0" x 9'1" (5.20m x 2.78m)

A good size kitchen/breakfasting room. Space for small table and chairs. The kitchen is shaker style, walnut finish with stainless door furniture, plenty of storage cupboards both base and eye level, china sink with half bowl and drainer, traditional mixer tap. Range cooker, plumbing for dishwasher, space for fridge/freezer and washing machine. Slate effect flooring, attractive tiling to splashback, radiator. uPVC double glazed windows to rear and side, door leading out to rear deck and garden.

First Floor Landing

A bright landing. uPVC double glazed window with original stained glass to side. Original hand rail and balustrade, carpet, access to loft via an aluminium retractable ladder (part boarded and well insulated). The loft is very large and high (perlin to perlin 5.40m x 4.7m height approximately 4.0m). Suitable for a substantial loft conversion. Original white panelled doors to all first floor rooms.

Bedroom 1

13'1" x 16'4" (into bay) (4.0m x 5.0m (into bay))

A spacious double bedroom. Deep uPVC double glazed bay window to front looking out onto pretty mature outlook with grassed area and mature trees across Redlands Road. Neutral decoration, carpet, radiator, picture rail, coving.



Bedroom 2

12'0" x 13'1" (3.67m x 4.0m)

A second double bedroom. uPVC double glazed window to rear looking onto the garden. Period fireplace and tiled hearth, carpet, radiator, picture rail, coving.

Bedroom 3

7'11" x 9'6" (2.43m x 2.90m)

uPVC double glazed window to front with similar outlook to bedroom 1. Carpet, radiator, picture rail.

Bedroom 4

10'5" x 5'6" (3.20m x 1.70m)

A small bedroom, presently used as a hobbies room but could equally be used as a home office. uPVC double glazed window to side. Boxed in Baxi combination boiler, carpet, radiator, picture rail, coving.



Bathroom

9'1" x 6'3" (2.79m x 1.92m)

Bright and light family bathroom. uPVC double glazed window to side and rear both with privacy glazing. Traditional white suite comprising panelled bath with shower cradle and mixer tap, chrome shower fitting, fitted shower rail, pedestal wash hand basin and wc, all with chrome accessories. White tiling, co-ordinating vinyl flooring, mirror cabinet, shaver point, extractor, radiator.

Front Garden

The front garden is largely laid to lawn with mature hedge, good off road parking and a driveway to the side of the property leading to the detached garage. Gated access to the rear garden.

Garage

18'0" x 10'4" (5.50m x 3.15m)

New composite garage doors to front in traditional style, glazed windows to side and rear, power and light. Service pit for those keen on car maintenance.



Rear Garden

Private and mature south facing rear garden, good entertaining space which is presently laid out in decking, steps leading down to lawn, mature planting to side, raised beds at the rear.

Council Tax

Band F £2,893.28 p.a. (24/25)

Post Code

CF64 2WN

