

13 Cannington Close



4 Andrews Buildings
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 116.1 sq. metres (1250.1 sq. feet)

13 Cannington Close

Sully CF64 5EU

£415,000

A very well appointed and stylishly presented four bedroom detached house with integral garage and driveway, situated in a quiet cul-de-sac. Comprising hallway, wc, living room, good sized open plan kitchen/dining room, large rear facing garden room (recently refurbished and insulated), to first floor four good sized bedrooms and family bathroom. Front garden with driveway leading to garage, private rear garden. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed front door to hallway.

Hallway

Well presented, radiator, area for cloaks, access to integral garage and wc.

Cloakroom/WC

uPVC double glazed window to side. Well presented, cushion floor, radiator, wash hand basin and wc (both in white), part tiled walls.

Lounge

15'11" x 10'7" (4.87m x 3.23m)

A good size lounge. uPVC double glazed window to front. Carpet, radiator, stylishly presented, electric wall fire.

Kitchen/Dining

20'0" x 8'6" (6.12m x 2.60m)

A lovely open plan kitchen/dining room. The kitchen has been replaced relatively recently with white contemporary fitted units, contrast grey square edged worktops, composite sink and drainer. Integrated induction hob, stainless steel back panel and extractor, split level Zanussi oven and grill, integrated dishwasher, fridge and freezer. Attractive grey tiling, contemporary flooring, radiator, space for table and four chairs. Oak glazed doors and door frame leading through to the garden room.

Garden Room

12'6" x 11'10" (3.82m x 3.61m)

Originally this was a large conservatory but recently the extension has been refurbished, the roof has been insulated making it a usable all year around room. uPVC double glazed to three sides, plastered ceiling with velux skylight, attractive flooring, radiator.

First Floor Landing

uPVC double glazed window to side. Loft access, carpet, radiator, airing cupboard/storage.

Bedroom 1

10'7" x 9'10" (3.24m x 3.0m)

A good size double bedroom. uPVC double glazed windows to front with vertical blinds. Large built-in wardrobe, carpet, radiator.

Bedroom 2

9'10" x 8'11" (plus wardrobes) (3.0m x 2.74m (plus wardrobes))

uPVC double glazed window to rear with vertical blinds. Carpet, radiator, large built-in wardrobe.

Bedroom 3

9'10" x 7'2" (3.0m x 2.20m)

uPVC double glazed window to front. Carpet, radiator, built in wardrobe.

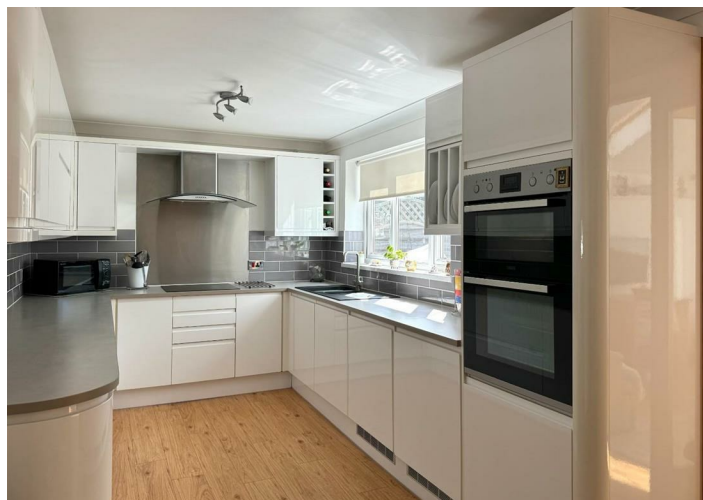
Bedroom 4

8'4" x 7'10" (2.56m x 2.39m)

uPVC double glazed windows to rear. Carpet, radiator, wardrobe.

Bathroom

White traditional style Heritage suite comprising panelled bath with Mira shower over, wash hand basin and wc. Chrome fittings, white tiling, cushioned flooring, radiator. uPVC double glazed window.



Front Garden

Driveway with parking for three cars, part laid to lawn, mature tree.

Garage

15'8" x 9'2" (4.80m x 2.80m)

Up and over door to front, access to fuse box and consumer unit, plumbing for washing machine, space for tumble dryer, access to boiler.

Rear Garden

Private south facing rear garden with large terrace, part laid to lawn, mature planting.

Council Tax

Band E £2,384.15 p.a. (24/25)

Post Code

CF64 5EU

