

16 Slade 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

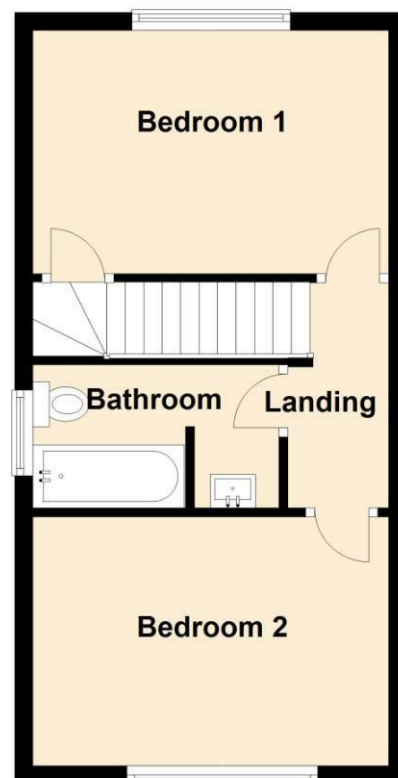
SHEPHERD SHARPE



Ground Floor



First Floor



16 Slade Close

Sully CF64 5UU

£282,000

A totally refurbished larger style two bedroom semi detached house with garage situated in a quiet cul de sac. The property has been replastered, rewired, replumbed, it has new uPVC double glazing and central heating. The finish is extremely good with high specification kitchen and bathroom, new carpets and flooring. Comprises porch, open plan lounge, spacious kitchen, two bedrooms and bathroom. Front garden, good size south facing rear garden and garage. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	



uPVC double glazed front door to porch.

Porch

Laminate flooring, uPVC double glazed window, decorated in white, radiator.

Open Plan Lounge

12'4" x 17'4" (3.77m x 5.30m)

A spacious beautifully presented lounge/dining room. Large uPVC double glazed window to front. Decorated in white, replastered ceiling and walls, new radiators, dark finish balustrade to first floor, useful downstairs store cupboard, laminate floor, media wall with recessed wiring for TV, contemporary living flame electric fire, recessed contemporary shelving with backlight, access via control panel and new fuse box.

Kitchen

12'11" x 9'4" (3.95m x 2.85m)

A beautifully presented kitchen, comprising contemporary gloss fronted white units, square edged Carrera marble effect worktops with upstand and integrated breakfast bar, composite sink and drainer, lever mixer tap. Integrated induction hob, fan assisted oven and extractor, all matching in black with black glass splashback, contemporary black radiator, space for fridge/freezer, washing machine and dishwasher. Quality oak effect laminate floor, new skirting, modern LED lighting, plastered throughout and redecorated in white. uPVC double glazed window and door leading out to garden.

Bedroom 1

13'0" x 8'11" (3.98m x 2.74m)

uPVC double glazed window to rear with pretty views looking across the garden out towards the Channel and Somerset coast line. Carpet, decorated in white, plastered walls and ceiling, new radiator, large airing cupboard with insulated tank.

Bedroom 2

13'0" x 9'1" (3.98m x 2.79m)

uPVC double glazed window to front. The larger of the two double bedrooms which is presently used as a dressing room. Carpet, new radiator, decorated in white.

Bathroom

Beautifully appointed and finished. Fully tiled with quality Carrera marble effect tiling, contemporary wash hand basin with storage beneath, panelled bath with shower screen, electric shower with rainfall shower and sliding shower attachment, recessed backlit shelving, twin flush wc. Black accessories, column radiator, LED lighting, extractor, built-in hi-fi speakers. uPVC double glaze window with privacy glazing.

Front Garden

Part landscaped front garden with attractive planting, parking to front of garage.

Garage

Single garage with power and light, up and over door to front, access to rear garden

Rear Garden

A south facing private and enclosed rear garden with fencing to three sides, side access to garage. Good entertaining space, partly laid to lawn, terrace.



Council Tax

Band D £1,950.67 p.a. (24/25)

Post Code

CF64 5UU

