

59 Windsor Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



59 Windsor Road

Penarth CF64 1JE

£1,775

A substantial fully refurbished four bedroom house located in the heart of Penarth town centre. Property comprises entrance hall, living room, second reception room with patio doors to garden, brand new fitted kitchen with open plan dining space and w/c to ground floor. Large family bathroom, four bedrooms and w/c to first floor. New flooring, Decorated throughout. Cellar, boarded loft space. Sunny rear garden. Available immediately.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 64 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Front Garden
Patio garden

Entrance hall
New flooring

Living Room
14'5" x 15'3" (4.41 x 4.65)
New wooden floor, bay window to front, original fireplace and radiator.

Second Reception Room
11'5" x 11'2" (3.49 x 3.41)
New wooden floor, original fireplace, storage cabinets, patio door to garden and radiator.

Kitchen/Dining
25'0" x 9'9" (7.64 x 2.98)
Brand new fitted kitchen, composite worktops with contrasting units, oven with induction hob and overhead extractor fan. Integrated fridge freezer, stainless steel sink and drainer. Space for washing machine and dishwasher. New herringbone flooring. Patio door garden.

W/C
Downstairs w/c with wash hand basin.

Stairs to Landing
New carpet

Bathroom
7'3" x 10'2" (2.23 x 3.11)
Shower enclosure with overhead rainfall mixer shower, porcelain w/c, bath and wash hand basin. Mirrored cabinet, towel heater. Vinyl flooring, frosted window to rear.

Bedroom 4
6'7" x 12'9" (2.03 x 3.91)
New carpet, window to side, radiator.

w/c
w/c, wash hand basin with mirror and towel heater.

Bedroom 3
7'4" x 12'2" (2.25 x 3.73)
New carpet, window to front, radiator.

Bedroom 1
10'7" x 12'5" (3.25 x 3.80)
Windows to front, original fireplace, radiator, new carpet.

Bedroom 2
11'3" x 8'1" (3.43 x 2.47)
Window to rear, built in wardrobes, radiator, new carpet.

Rear Garden
Sunny rear garden with raised platform. Outside lighting, power and water feed.



Cellar
Storage racking.

Council Tax
Band E £2,448.16 (24/25)

