

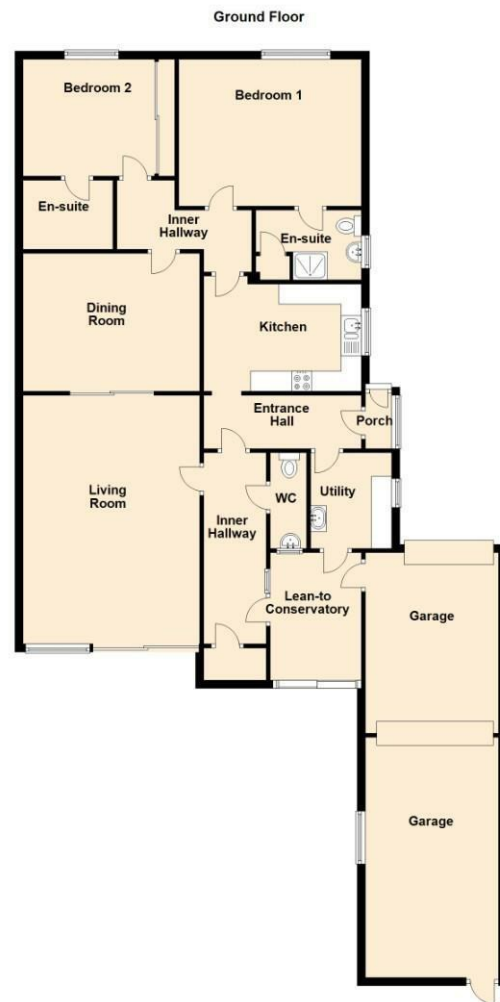
11 Forrest Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

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



Total area: approx. 162.7 sq. metres (1751.1 sq. feet)

SHEPHERD SHARPE



11 Forrest Road

Penarth CF64 5BT

£650,000

A three bedroom detached bungalow, situated in this prime tree lined location in lower Penarth. In catchment for Evenlode and Stanwell schools. The property requires considerable work but offers great potential. Comprises porch, hallway, lounge, dining room/third bedroom, kitchen, two double rooms both with en-suite shower rooms, utility room, rear lobby. Front garden, driveway, access to garage, large private south facing rear garden. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		52	
(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 to front porch.

Porch

Small porch. Door to hallway.

Hallway

Coming from the side and running into an L shape, access to store cupboard and wc.

W.C.

Casement window. Non-slip flooring, wash hand basin and wc.

Lounge

19'4" x 12'11" (5.90m x 3.94m)

A bright and sunny room. Patio doors to rear looking onto the garden, double doors dining room. Carpet, two radiators and coving.



Kitchen

12'7" x 8'4" (3.84m x 2.55m)

Window to side. The kitchen has potential to knock through and enlarge. White panelled units, contrasting worktop, sink and drainer. Electric hob, split level oven and grill, tiled floor, radiator, access to Worcester boiler.

Utility

7'9" x 6'6" (2.37m x 2.0m)

Space and plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer, wash hand basin, part tiled walls and floor. Glazed door leading through to rear lobby.

Rear Lobby

8'6" x 8'9" (2.60m x 2.69m)

uPVC double glazed patio doors leading out to terrace and garden, side door to the garage.



Bedroom 3/Dining Room

14'2" x 11'2" (4.34m x 3.42m)

Window to side. Carpet, radiator. Door to hallway.

Bedroom 1

14'8" x 11'11" (4.48m x 3.64m)

A good size double bedroom. Aluminium double glazed window to front. Carpet, radiator.

En-Suite 1

8'2" x 5'8" (2.50m x 1.73m)

A good size en-suite. Comprising shower enclosure, wash hand basin and wc, all in white. Tiled floor and walls, radiator, access to airing cupboard and storage. Window to side.



Bedroom 2

12'9" x 11'6" (3.90m x 3.52m)

Aluminium double glazed window to front looking onto garden. Carpet, radiator, mirror fronted wardrobes.

En-Suite 2

7'1" x 5'6" (2.17m x 1.68m)

Window to side. In need of refurbishment. Comprising accessible shower with electric shower fitting, wash hand basin and wc. Part tiled walls, non-slip flooring, radiator.

Front Garden

Part laid to lawn, new driveway in herringbone pattern.



Garage

19'3" x 10'10" (5.88m x 3.32m)

Up and over door to front, windows to rear, power and light. Some refurbishment required.

Carport

14'5" x 10'9" (4.40m x 3.29m)

To the front of the garage there is a carport covered area with approach light.

Rear Garden

Private south facing rear garden with great potential. Large patio, side access to front garden, part laid to lawn.

Council Tax

Band G £3,338.40 p.a. (24/25)

Post Code

CF64 5BT

