

76 Westbourne Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



Total area: approx. 179.7 sq. metres (1934.7 sq. feet)

76 Westbourne Road

Penarth CF64 3HB

£845,000

An impressive five bedroom semi detached house located in a sought after area close to the town centre, all local services and amenities, and in catchment for both Evenlode and Stanwell schools. Arranged over three floors the accommodation provides versatile family accommodation. The property retains many original features and the stunning kitchen/dining extension designed by the award winning Architect Chris Loyn creates a wonderful open plan living space. The accommodation briefly comprises ground floor entrance hall, living room, family room, open plan kitchen/dining room, utility room and shower room/wc. First floor four bedrooms and bathroom. Second floor fifth bedroom. Outside parking for three cars to the front and private mature rear garden. Gas central heating. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales			80
EU Directive 2002/91/EC			



Front door with stained glass and fan light over into the entrance porch.

Porch

Slate tiled floor, coat rail and meter cupboard. Half glazed door with matching side panel into hallway.

Hallway

L shaped hallway with side window and stairs to upper floors, doors to ground floor living accommodation. Deep understairs storage, sisal carpet throughout the stairs and landing areas.

Family Room

20'8" x 11'8" (6.30m x 3.57m)

Window to side and wide opening giving access into the kitchen/dining room. Cast iron fire place with slate surround, two radiators, wood flooring.

Living Room

14'9" x 14'5" (into bay) (4.50m x 4.40m (into bay))

Bay window to front. Cast iron fireplace with marble surround slate hearth, original floorboards, picture rail, ceiling rose, cornice and radiator.

Dining Room

12'9" x 13'0" (3.89m x 3.98m)

Floor to ceiling sliding doors opening onto the terrace. Floor to ceiling storage along one wall, velux style roof windows, recessed shelving, wood flooring. Step down into kitchen.

Kitchen

14'4" x 12'3" (4.37m x 3.75m)

Dark wood kitchen units with matching wall units and contrasting white Corian worktops with breakfast seating, sink and drainer with mixer tap. Halogen hob and extractor over, built-in grill, oven, dishwasher and large American style fridge. Underfloor heating, inset spotlights, three pendant lights, radiator, separate area for coats, boots and recycling. Door to front with matching opaque window over, high level window to side. Door into utility and shower room.

Utility Room

5'8" x 7'9" (1.75m x 2.37m)

High level window to side. L shaped worktop, space and plumbing for tumble dryer and washing machine, storage cupboard, wall mounted combination boiler. Inset spot lights, extractor fan, underfloor heating to utility and shower room. Sliding door into shower room.

Shower Room

7'9" x 7'1" (2.37m x 2.18m)

Walk-in shower, fully tiled floor and walls in and around shower and wc, wash hand basin mirrored cabinet over and chrome ladder style radiator to side, inset spotlights, extractor fan. High level opaque window to side and matching floor to ceiling window to rear.

First Floor Landing

Doors to first floor rooms and stairs to loft room.

Bedroom 1

12'2" x 14'5" (into bay) (3.71m x 4.41m (into bay))

Bay window to front. Wardrobes to either side of chimney breast, original floor boards, radiator and cornice.



Bedroom 2

11'10" x 9'9" (3.62m x 2.99m)

Window to rear. Carpet and radiator.

Bedroom 3

11'4" x 9'10" (3.47m x 3.0m)

Window to side and rear. Carpet and radiator.

Bedroom 4

9'6" x 7'9" (2.92m x 2.37m)

Window to front. Built-in wardrobe, recess shelving, radiator and carpet.

Bathroom

Two windows to side. White suite comprising bath with shower over, pedestal wash basin and wc. Radiator, part tiled walls, inset spots, wood effect flooring.

Second Floor

Stairs to loft room.

Loft Room (Bedroom 5)

Wood effect flooring, radiator, under eaves storage to two sides, inset spotlights. Three velux style roof windows,

Front Garden

Front garden providing off road parking for up to three cars.

Rear Garden

Private rear garden, with pedestrian lane access, decked terrace across the width of the house, flagstones and reflective pond, deep flower borders with mature planting. Plenty of storage for bikes, garden equipment, furniture etc along the length of one wall. Outside lighting and water tap.

Council Tax

Band F £2,893.28 p.a. (24/25)

Post Code

CF64 3HB

