

2 Catkin Drive



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. 159.2 sq. metres (1714.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Catkin Drive

Penarth CF64 2RD

£320,000

A larger style three bedroom semi detached house on the popular Cowslip development, with open aspect to the rear with views over Cogan and beyond. The property is in need of some upgrading but offers huge potential, benefits from a large basement area which is ideal for storage. Comprises entrance porch, hallway, living room, dining room and kitchen to ground floor, three bedrooms and bathroom with separate wc to the first floor. Large front garden, private rear garden, basement storage, driveway providing plenty of off road parking and single garage. Gas central heating and double glazing. Freehold. NO FORWARD CHAIN.

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Porch

Enclosed entrance porch.

Front door to hallway.

Hallway

Doors to living room and kitchen, stairs to first floor. Carpet, radiator, understairs storage.

Living Room

14'5" x 11'8" (4.40m x 3.58m)

Sliding patio doors to front. Gas fire, carpet, radiator, coving, electric ceiling fan, fitted display unit with shelving and storage. Wide opening into dining room.

Dining Room

12'3" x 9'6" (3.74m x 2.90m)

Window to rear overlooking the garden and views over Cogan and beyond. Carpet, radiator, fitted cabinet, further display cabinet with shelving and storage. Door to kitchen.



Kitchen

11'10" x 8'2" (3.63m x 2.50m)

Window to rear with open aspect. Fitted kitchen with range of base and matching wall units in cream, contrasting marble effect work top, stainless steel sink and drainer with mixer tap. Electric hob and oven, tiled floor, cupboard housing boiler, space for fridge/freezer and washing machine (to remain). Doors to hallway, dining room and garden.

First Floor Landing

Doors to first floor accommodation, high level window to side. Carpet, airing cupboard housing the hot water tank with shelving over, loft access with ladder.



Bedroom 1

12'5" x 10'4" (3.80m x 3.16m)

A double bedroom. Window to front. Built-in wardrobes with storage above, vanity unit, carpet, radiator and electric ceiling fan with lights.

Bedroom 2

10'3" x 10'5" (3.14m x 3.18m)

A second double bedroom with elevated views over Cogan and beyond. Fitted wardrobes with storage above and vanity unit, carpet, radiator and coving.

Bedroom 3

9'6" x 7'6" (2.90m x 2.30m)

A single bedroom. Window to front. Overstairs store cupboard with built-in shelving, carpet, radiator and coving.



Bathroom

Shower enclosure and wash basin with built-in storage beneath. Tiled walls, vinyl flooring, extractor fan, radiator and wall heater. Window.

W.C.

Separate wc, tiled walls, carpet and coving. High level window.

Front Garden

Lawned front garden with mature planting, ornamental trees and hedging, paved patio across the front of the property. Driveway providing off road parking for several cars, carport, leading to garage.



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Garage

Up and over door.

Rear Garden

Elevated decked seating area, access to garage and steps leading to the lawned rear garden with borders well stocked with mature planting and shrubs. Hedging and fencing give privacy, greenhouse and pergola.

Basement (Room 1)

18'0" x 12'3" (5.50m x 3.75m)

The property has two large basement room, which provides useful storage. Light and power.

Basement (Room 2)

18'0" x 14'5" (5.50m x 4.40m)

This is another good sized storage room with restricted headroom, light and power.

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 2RD