

41 Penlan Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

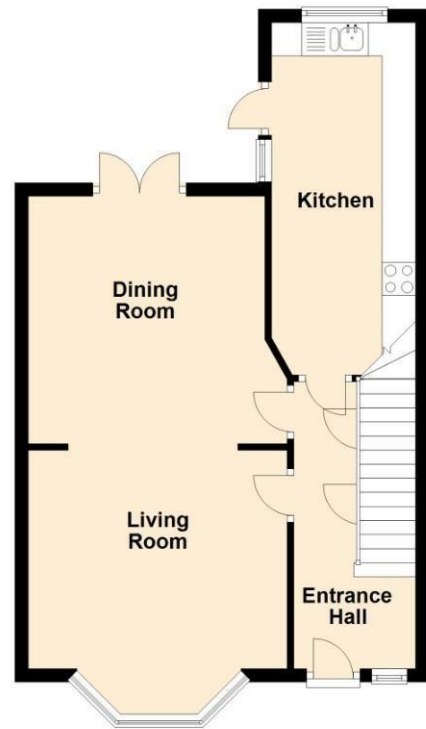
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

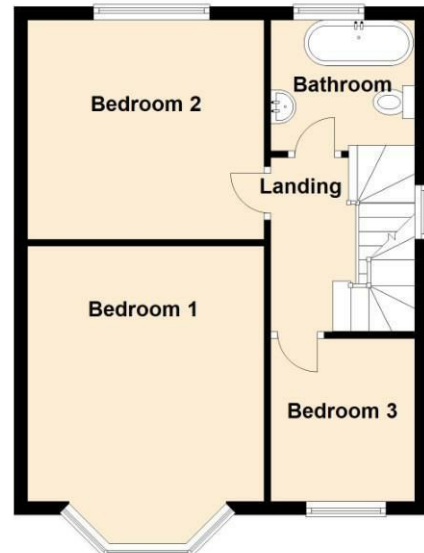
**SHEPHERD SHARPE**



Ground Floor



First Floor



Second Floor



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
61	
EU Directive 2002/91/EC	
England & Wales	

41 Penlan Road

Llandough CF64 2LT

£425,000

A traditional four bedroom semi detached house close to Llandough hospital, with easy access to the city centre, M4 motorway, Penarth and surrounding areas. The property has been extended into the loft to create an additional fourth bedroom with en-suite. Comprising hallway, through living room/dining room and kitchen to ground floor, three bedrooms and bathroom to the first floor and fourth bedroom with en-suite on the second floor. Off road parking for several cars to the front, garage and private rear garden. Gas central heating, double glazing. Freehold.



Front door and window to side with attractive stain glass to hallway.

#### Hallway

Doors to ground floor accommodation, stairs to first floor. Useful understairs storage, laminate wood effect flooring, radiator with cover, picture rail and coving.

#### Living Room

12'5" (into bay) x 12'5" (3.80m (into bay) x 3.80m)

Bay window to front. Attractive fireplace with slate hearth and coal effect gas fire (not used), radiator and laminate flooring. Wide opening to dining room.

#### Dining Room

12'1" x 11'6" (3.70m x 3.52m)

French doors leading to the garden. Fireplace with slate hearth, storage to the side with shelving, coving, ceiling rose, radiator and laminate flooring.



#### Kitchen

18'0" x 6'6" (5.50m x 2.0m)

Window to rear overlooking garden and door to side. Fitted kitchen with a range of base and matching wall units, contrasting marble effect work surfaces, stainless steel sink and drainer with mixer tap. Tiled splashback, hob with oven beneath, extractor hood, space and plumbing for washing machine, integrated fridge and freezer. Space for small table and chairs, radiator.

#### First Floor Landing

Doors to first floor rooms, stairs to fourth bedroom. Window to side, carpet.

#### Bedroom 1

14'1" (into bay) x 11'5" (4.30m (into bay) x 3.50m )

A good size double bedroom. Bay window to front. Built-in wardrobes with storage above, carpet, radiator, coving and ceiling rose.

#### Bedroom 2

10'7" x 10'5" (3.23m x 3.20m)

A double bedroom. Window to rear overlooking the garden. Built-in wardrobes to either side of the chimney breast with storage above (one housing the combination boiler), carpet, shelving, radiator, coving and ceiling rose.

#### Bedroom 3

6'11" x 7'11" (2.12m x 2.43m)

A single bedroom. Window to front. Carpet, radiator and coving.

#### Bathroom

6'6" x 5'5" (2.0m x 1.67m)

White suite comprising freestanding roll top bath, pedestal wash basin with mirror and mixer tap and wc. Part tiled walls, tiled floor and chrome heated towel rail. Window to rear.

#### Second Floor Landing

Stairs to converted loft, carpet. Door to bedroom four.

#### Bedroom 4

13'9" (into eaves) x 10'6" (4.20m (into eaves) x 3.22m)

Window to rear overlooking the garden and with open aspect beyond, velux style roof window to front. Carpet, inset spot lights, under eaves storage. Door to the en-suite.



#### En-Suite

6'6" x 7'2" (into shower alcove) (1.99m x 2.20m (into shower alcove))

Opaque window to rear. Comprises shower enclosure, wash basin with mixer tap and mirrored cabinet above, glass shelf and wc. Fully tiled walls and floor, extractor fan, inset spotlights and radiator.

#### Front Garden

Mainly block paved to provide off-road car parking for several cars, well stocked border to one side, ornamental tree with lavender base, side gate rear garden, access to garage.

#### Garage

Metal up and over door, door to garden, light and power.

#### Rear Garden

A private rear garden with paved terrace, lawn, ornamental arch, garden seat, mature trees, hedging and planting. Further area to the side of the house ideal for storage, door to garage and side gate to front.

#### Council Tax

Band E £2,421.86 p.a. (24/25)

#### Post Code

CF64 2LT

