

8 Woodland Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

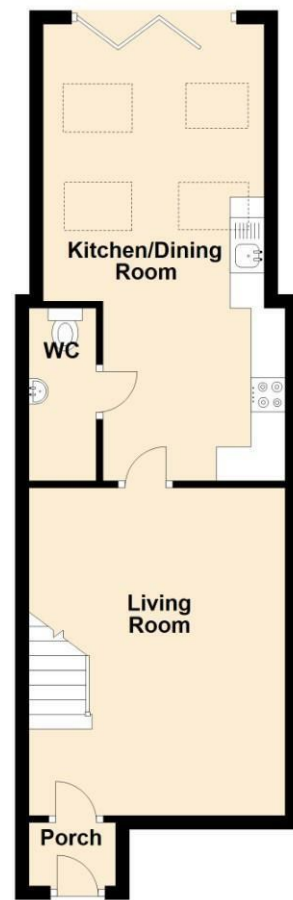
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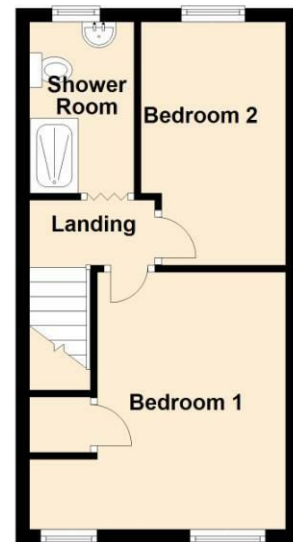
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 70.5 sq. metres (759.2 sq. feet)

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Penarth CF64 2EW

£325,000

Situated in a very quiet cul-de-sac of just 16 properties is this much improved, well maintained extended semi detached two bedroom house, found a short walk from the town centre and train stations. The property offers low maintenance house with excellent offer road parking for two cars. Comprises porch, lounge, kitchen/dining room (extended by way of contemporary vaulted single storey extension), downstairs cloakroom/wc, two double bedrooms and shower room. New gas central heating with new radiators and combination boiler, uPVC double glazing. Parking to front and paved compact low maintenance rear courtyard. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
62	
EU Directive 2002/91/EC	
England & Wales	



New composite glazed panelled front door to hallway

Hallway

Carpet, access to modern metal consumer unit and fuse box, area for cloaks, curtain. Glazed timber door leading to lounge.

Lounge

12'4" x 15'8" (3.76m x 4.79m)

uPVC double glazed window with vertical blind and curtains to front. Carpet, new radiator, contemporary electric fire, coved ceiling, open plan staircase to first floor, Cable/BT connections, thermostat for heating.

Extended Kitchen/Breakfasting Room

22'9" (max) x 10'2" (max) (6.95m (max) x 3.10m (max))

A great bright and contemporary extension with vaulted ceiling four velux windows and three glazed aluminium powder coated bi-fold doors looking out onto the rear garden. Space for breakfast table chairs plus additional informal seating. The kitchen itself is well planned with contemporary grey handleless cupboards, sink and drainer with lever mixer tap. Integrated electric AEG induction hob and electric oven, extractor, fridge/freezer and washing machine Tiling to splashback, boxed in Vailant combination boiler, two column radiators.

Cloakroom/W.C.

Wash hand basin and wc, lamiate flooring, half tiled walls, chrome column radiator, extractor, modern downlighting, good storage area with shelving and space for more appliances.

First Floor Landing

Carpet, loft access, moulded panelled doors to bedrooms and folding split part glazed door to shower room.



Bedroom 1

13'0" (max) x 12'3" (max) (3.97m (max) x 3.75m (max))

A bright and light double room. Two uPVC double glazed windows vertical blinds and curtains to remain to front. New carpet, radiator, useful airing cupboard with shelving and radiator.

Bedroom 2

7'1" x 11'8" (2.18m x 3.57m)

uPVC double glazed window to rear with curtains and vertical blinds. New carpet, radiator.

Shower Room

Comprising large satin chrome shower enclosure with shower fitting, Roca wash basin and wc both in white with chrome fittings. Wall cupboard with shelving, chrome ladder radiator, shaver point, extractor, attractively tiled to all walls, mosaic cushion flooring. Frosted uPVC double glazed window to rear.

Front Garden

Front garden is attractively presented with planted garden, long paved interlocking driveway with parking for two cars, partly to lawn, access to gas and electric meters.

Rear Garden

Compact paved rear garden, fencing to three sides, water tap.

Council Tax

Band D £2,003.04 p.a. (24/25)

Post Code

CF64 2EW

