

72 Lavernock Road

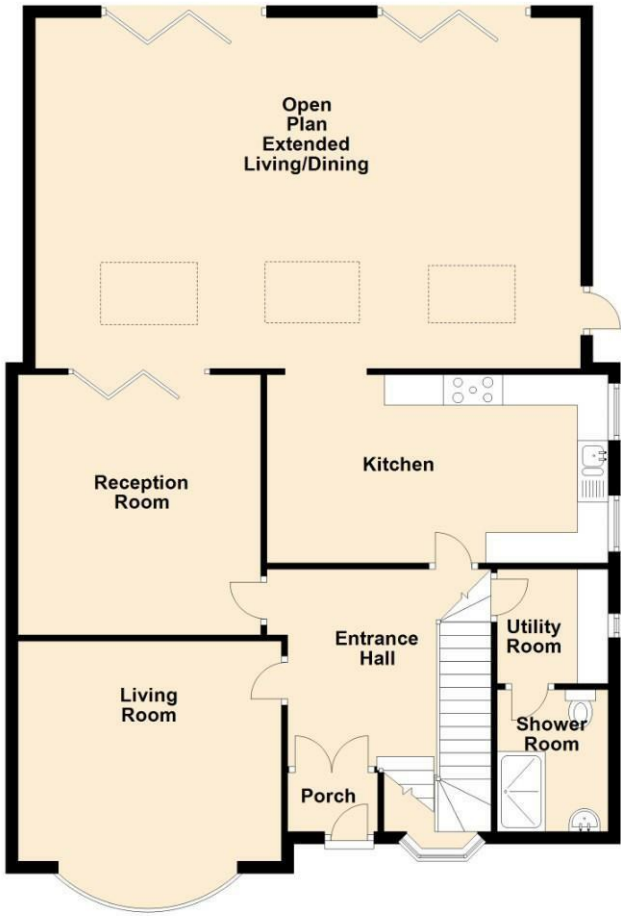


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



First Floor



Total area: approx. 199.1 sq. metres (2143.4 sq. feet)

SHEPHERD SHARPE

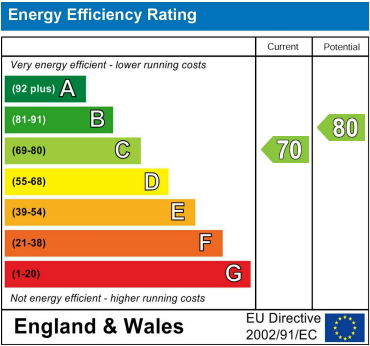


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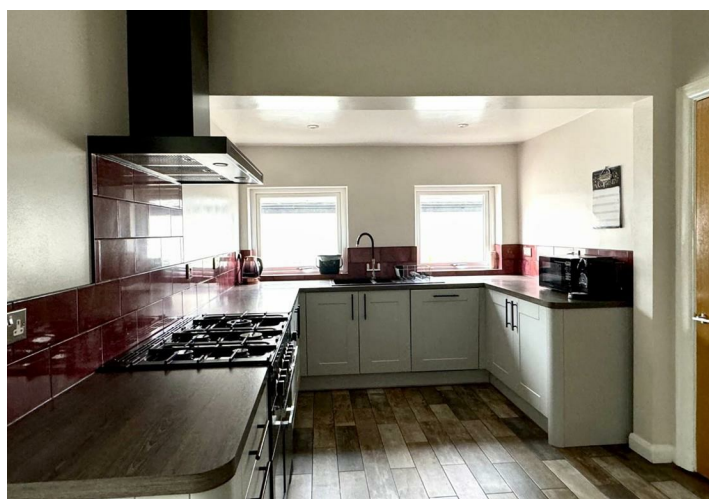
Penarth CF64 3QF

£850,000

A much improved and extended 1920's five bedroom semi detached family home, found in a popular established Lower Penarth location backing onto the Penarth athletic field. In catchment for Stanwell and Evenlode schools. The property has a very appealing bright contemporary interior whilst retaining original features. Comprises porch, spacious hallway, utility, wc/shower room, two separate reception rooms, Wren fitted kitchen, 8.80m x 5.70m dining/living room extension looking onto the garden. Five bedrooms (three doubles) and family bathroom. Off road parking for three or more cars, 'in and out' front driveway, garage, large private rear garden, home office. uPVC double glazing, gas central heating. Exceptional. Freehold.



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Contemporary composite front door to porch.

Porch

Original oak herringbone block flooring, replastered, redecorated, recessed LED light. Glazed solid oak storm doors to hallway.

Hallway

10'9" x 10'2" plus stairwell
A wide inviting hallway, 'Arts & Crafts' in style, restored original oak block flooring, plate rack, access to understairs storage, electric/gas meters and fuse box. Solid oak doors to all ground floor rooms.

Utility

5'11" x 5'11"
A useful space, tiled floor (insulated underneath), base and eyelevel cupboards, boxed in Worcester combination boiler (installed 2015), plumbing and space for both washing machine and tumble dryer, brush stainless switches and sockets, LED down lighting, area for cloaks.

Shower Room/W.C.

7'5" x 5'9"
A spacious shower room. Beautifully presented with contemporary metro tiling, tiled floor (insulated underneath). Large shower enclosure with chrome shower fittings, contemporary wash hand basin and wc, both in white with chrome fittings. Mirror cabinet, shaver point, LED lighting, recessed extractor, graphite column radiator. uPVC double glazed window to side.

Reception Room 1

14'0" x 13'7"
A pretty principal reception room. uPVC triple glazed bay window to front. Original pitched pine herringbone block floor, plastered and redecorated throughout, radiator.

Reception Room 2

13'10" x 12'10"
An attractive cosy snug. Oak herringbone block flooring, multi fuel stove, slate hearth, replastered, redecorated, radiator. Bi-folding solid oak doors lead to extended kitchen.

Kitchen

18'4" x 9'3"
A contemporary 'Wren' shaker style kitchen (fitted in 2017) finished in pale grey with contrast square edged worktops, composite sink with half bowl and drainer, lever mixer tap. Integrated dishwasher, range cooker, fridge, freezer, large pantry/storage cupboard, plenty of capacity in the remaining three tall cupboards. Tiled splashback, extractor replastered and redecorated throughout, LED lighting, tiled floor (insulation beneath).

Open Plan Extended Living/Dining

28'10" x 18'8"
The rear extension was completed in 2016 to a high specification. Insulated floor with a wet under floor heating, two sets of triple glazed powder coated aluminium bi-fold doors looking onto the garden, three roof lanterns providing plenty of natural light, aluminium double glazed door leads out to driveway/storage area. Space for large table and chairs and informal seating, LED downlighting.

First Floor Landing

Pretty bay window to stairwell. 'Arts & Crafts' style oak handrail and balustrade, carpet, radiator, access to loft via a retractable timber ladder (large loft which is partly boarded with light and potentially suitable for a loft conversion).

Bedroom 1

13'7" x 12'11"
A lovely principal bedroom. uPVC triple glazed window to front. Carpet, radiator, replastered throughout, neutral decoration.

Bedroom 2

13'9" x 12'11"
A good size double bedroom. uPVC double glazed window to rear looking across to the athletic playing fields. Laminate floor, radiator, replastered throughout, neutral decoration.

Bedroom 3

12'0" x 9'10"
A third double bedroom. uPVC double glazed window to rear. Carpet, radiator, replastered and neutral decoration.

Bedroom 4

6'2" x 10'9"
uPVC double glazed window to front. Carpet, radiator, replastered throughout, neutral decoration.

Bedroom 5

10'7" x 6'0"
uPVC double glazed window to front. Carpet, radiator, replastered throughout, neutral decoration.

Bathroom

13'10" x 5'8"
Comprising tiled panelled bath with centrally mounted taps, wall hung trough style wash hand basin with built-in storage beneath and lever mixer tap, twin flush wc, tiled shower enclosure with rainfall shower. Attractive tiling, cushion flooring, graphite column radiator, LED downlighting, extractor. Two uPVC double glazed windows.

Front Garden

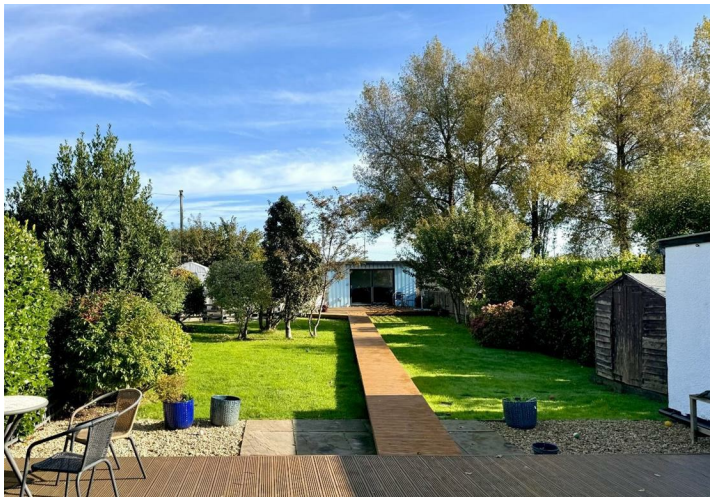
Attractively landscaped with painted and rendered boundary walls, 'in and out' driveway, parking for three cars, access to side driveway to side, access to garden.

Side Garden

Block paviour driveway, outside water supply, lighting, a secure storage area which is ideal for recycling, access to garage, gated side access to rear garden.

Garage

20'9" x 10'4"
Up and over door to front, uPVC double glazed windows to side, power, light, new consumer unit (installed in 2023), plumbing for washing machine, additional space for extra appliances.



Rear Garden

A lovely large private rear garden, mainly laid to lawn, established trees, well enclosed backing onto the athletic field, large area of decking (6m x 8.6m), central pathway, leads to the rear deck, vegetable patch with raised beds, greenhouse.

Home Office/Summer House

13'8" x 8'10"
uPVC double glazed doors looking into the garden. Insulated and plastered throughout, freshly decorated, vinyl flooring, LED lighting and power.

Council Tax

Band G £3,540.02 p.a (25/26)

Post Code

CF64 3QF

