

20 Mountjoy Crescent



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

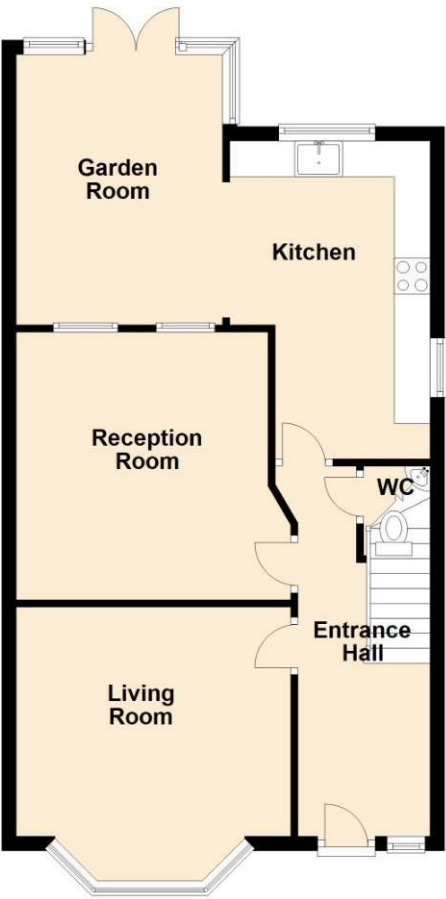
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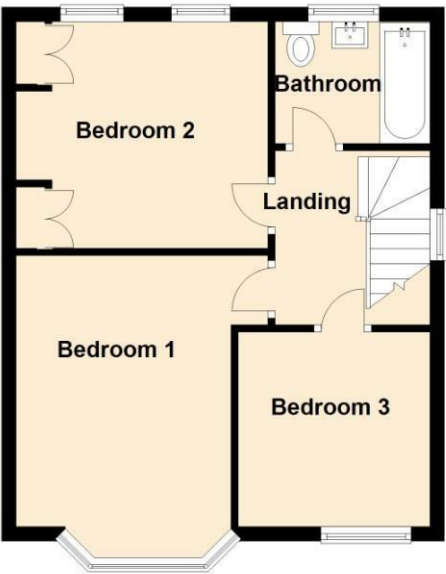
SHEPHERD SHARPE



Ground Floor



First Floor



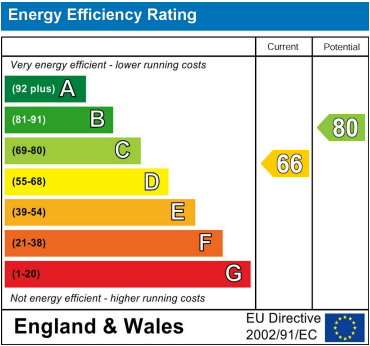
Total area: approx. 100.5 sq. metres (1081.4 sq. feet)

20 Mountjoy Crescent

Penarth CF64 2SZ

£475,000

A much improved and extended 1920's three bedroom semi detached house found in an enviable location looking across the Crescent. The property retains much of its traditional character but has a fresh contemporary interior. Comprises hallway, wc, two reception rooms, extended L-shaped kitchen/breakfasting room, conservatory, three bedrooms and bathroom. Good frontage/parking, large south facing garden. Gas central heating, uPVC double glazing, original block flooring to ground floor, period fireplaces. Freehold.





Front door to hallway.

Hallway

A pretty hallway. New tiled floor, traditional balustrade to first floor, attractively presented and decorated, useful understair store cupboard, radiator, picture rail. Original panelled doors to all ground floor rooms.

W.C.

Comprising corner wash basin and low level wc. Cushion flooring, wall boarding, extractor, area for cloaks.

Reception Room 1

12'8" x 12'5" (3.87m x 3.81m)

A lovely reception room. uPVC double glazed bay window to front looking out across Mountjoy Crescent. Original block flooring, fireplace, picture rail, radiator, immaculately presented, Cable connections.

Reception Room 2

12'5" x 12'1" (3.79m x 3.69m)

Two uPVC windows looking into the breakfasting room. Original block floor, period fireplace, picture rail, beautifully presented, radiator.

Kitchen

14'4" x 9'2" (4.37m x 2.81m)

The kitchen is fitted with a classic cream shaker style units, butchers block worktops, built under sink with cut away drainer and traditional mixer tap. Space for gas cooker, fridge, freezer, washing machine, access to Ideal combination boiler (installed February 21 warranty until February 31), modern downlighting, tiled floor, radiator. Traditional style uPVC double glazed window to side and rear.

Breakfast Area

8'2" x 12'1" (2.50m x 3.70m)

A lovely light filled room created by way of opening up into a side return conservatory. This forms part of a dining area/breakfasting room. uPVC double glazed doors and windows to rear, clear double glazed roof panels. Plenty of space for dining room tables and chairs, continuation of tiled floor from kitchen, radiator.

First Floor Landing

Stripped stair treads lead up to first floor, carpet to landing, loft access via a retractable ladder (part boarded loft area). Original panelled doors to first floor rooms.

Bedroom 1

14'10" (into bay) x 8'1" (4.53m (into bay) x 2.48m)

Originally the larger of the three bedrooms. This room has been slightly reduced in size to enlarge the size of the third bedroom. uPVC double glazed bay window to front. Panelled cupboards either side of chimney breast, carpet, radiator, picture rail, modern downlighting.

Bedroom 2

10'5" x 10'4" (3.19m x 3.17m)

uPVC double glazed windows to rear. Carpet, radiator, picture rail, panelled cupboards to the side of the chimney breast creating some good storage, neutral decoration.



Bedroom 3

9'2" x 8'5" (2.80m x 2.58m)

The smallest of the bedrooms. uPVC double glazed window to front with good views of the Crescent. Carpet, radiator, picture rail.

Bathroom

6'10" x 5'6" (2.10m x 1.70m)

Contemporary suite in white comprising panelled bath with shower screen and shower fitting, trough style wash basin with mixer tap and built-in storage and twin flush wc. Vinyl floor, radiator, waterproof wall boarding, decorated white. uPVC double glazed window.

Front Garden

Deep front garden with good off road parking, mature tree and area for recycling.

Rear Garden

A large south facing garden with good privacy, side access to front garden, water supply, gas meter. Landscaped garden with patio and beds to both sides, attractive planting, timber shed.

Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 2SZ

