

32 Glebe Street

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

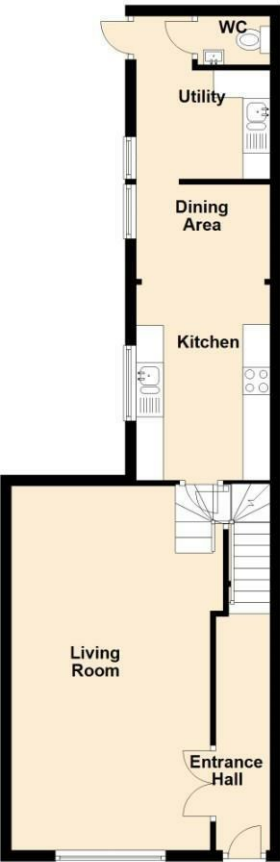
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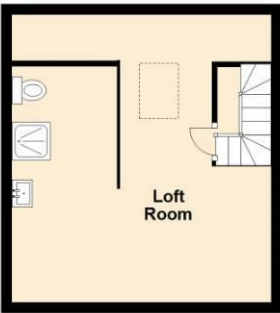
Ground Floor



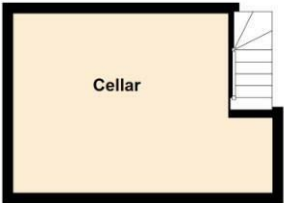
First Floor



Second Floor



Basement



Total area: approx. 96.7 sq. metres (1041.3 sq. feet)
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£265,000

A two bedroom mid terrace property with loft room/bedroom found near the town centre. The property is well presented. Comprises hallway, through lounge/dining room, kitchen/breakfasting, two double bedrooms, bathroom and loft room/bedroom, plus additional shower and wc. Small courtyard rear garden. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	72
EU Directive 2002/91/EC		
England & Wales		



uPVC double glazed front door to hallway.

Hallway

Grey laminate floor, redecorated, radiator. Double doors leading through to lounge/dining room.

Lounge/Dining Room

21'7" x 12'9" (6.60m x 3.90m)

Formerly two rooms now open plan with wide opening. uPVC double glazed window to front and door to rear. Grey laminate floor, redecorated, two radiators, natural stone chimney breast and surround, access to gas and electric meters, plus fuse box.

Kitchen/Breakfast Room

17'7" x 7'7" (5.37m x 2.32m)

A good size kitchen/breakfast room. Contemporary grey units to one end of the kitchen, co-ordinating worktops, sink with half bowl and drainer, lever mixer tap. Hob, oven, extractor, plumbing for dishwasher, combination boiler, fridge/freezer. Space for breakfast table and chairs, radiator, modern downlighting. Opening through to utility area. uPVC double glazed windows side.

Utility

7'8" x 6'8" (2.34m x 2.05m)

Composite worktop with built-in drainer, high level cupboard, base unit, plumbing for washing machine, useful storage area, laminate floor. uPVC double glazed door leading out courtyard, access to wc.

W.C.

Wash hand basin and wc. Laminate floor, radiator, extractor.

First Floor Landing

Carpet, radiator, access to loft. Panelled doors to all first floor rooms.

Bedroom 1

15'8" x 10'2" (4.78m x 3.11m)

A good size double bedroom. Two uPVC double glazed windows to front. Redecorated, carpet, radiator.

Bedroom 2

11'0" x 8'9" (3.37m x 2.69m)

A second double bedroom. uPVC double glazed window to rear. Redecorated, carpet, radiator.

Bathroom

7'8" x 11'9" (2.34m x 3.60m)

A spacious family bathroom. Comprising contemporary bath, wash hand basin, wc and shower enclosure with electric shower. Attractive tiling, contrast floor tiling, extraction, radiator. Two uPVC double glazed windows (one circular).

Second Floor Landing

Carpet.

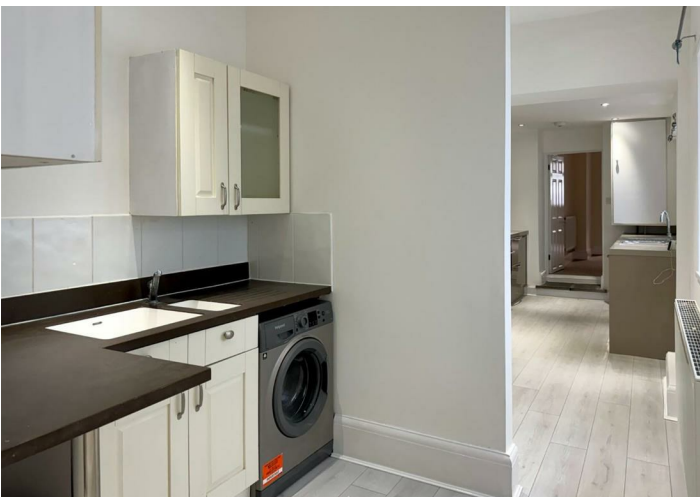
Loft Room/Bedroom 3

12'3" (into restricted headroom) x 9'10" (3.74m (into restricted headroom) x 3.01m)

Velux window to rear. Integrated shower room with contemporary electric shower, wash basin and wc, attractive tiling, chrome radiator.

Front

Opening directly on to Glebe Street.



Rear Garden

The garden is compact but private, laid out with Cotswold gravel seating area and raise bed.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1EF

