



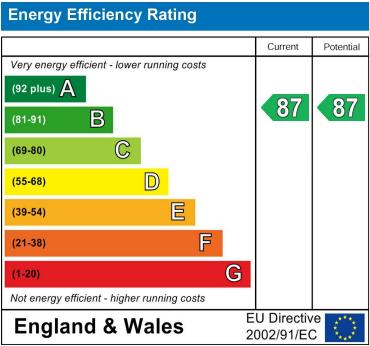
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



Total area: approx. 204.9 sq. metres (2205.5 sq. feet)
6 Robinswood Crescent



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Penarth CF64 3JE

£1,195,000

Situated in a great central location a short walk from the town centre and seafront is this superb much improved two storey extended five bedroom family house. Architecturally designed with high efficiency and low energy use as a priority. The property has a stunning contemporary interior with superb high specification and modern finishes throughout. In catchment for Evenlode and Stanwell schools. Comprises hallway, wc, living/dining/kitchen, playroom, second reception room, utility room, gym, principal bedroom with en-suite shower, four further double bedrooms and family bathroom. Modern gas heating, underfloor heating to large part of the extended ground floor area, air-conditioning and solar panels, powder coated double glazing, high quality carpets, polished micro cement flooring and finishes. Resin driveway with parking, private rear garden, fully landscaped outdoor entertaining area. Freehold.

6 Robinswood Crescent





Composite front door with full height side screen leading to extended porch.

Door to hallway.

Hallway

10'2" x 14'0"

Polished micro cement floor, contemporary column radiators, area for cloaks, bespoke powder coated aluminium windows to front and side, brushed stainless steel switches and sockets. Traditional painted staircase to first floor.

W.C.

Wash hand basin, back to the wall wc with contemporary fittings in black. Attractive tiling, polished micro cement floor, column radiator, extractor.

Living/Dining/Kitchen

31'1" x 21'11"

Definitely the heart of the home, a stunning open plan lounge, dining and kitchen area. Contemporary polished micro cement floor with underfloor heating. Two large full width sliding doors looking out onto beautiful landscaped terrace, in addition there are two large contemporary roof lights providing excellent additional natural light. To the right hand side of the room there is a living area with plenty of space for large seating area, informal lounge, pre-wired for wall TV.

The kitchen is high quality providing great storage, polished concrete worktops, built under sink. Large island with stainless steel six burner gas hob, additional electric stainless steel hot plate, two ovens (both electric), storage drawer. The kitchen itself is solid oak with deep pan drawers, large pantry unit, built-in microwave oven, high quality fridge/freezer with water supply, two pan drawers, recessed extractor with lighting, modern tiling, stainless steel sockets and power points, thermostatic control and underfloor heating. Pocket door giving access to snug and second reception room.

The dining area has plenty of space for a large dining table plus 10 chairs which looks directly out into the garden. Pocket door from main living area to playroom.

Playroom/Snug

11'7" x 9'0"

Currently used as a playroom but could have alternative uses. Polished micro cement floor, column radiator, decorated in white, modern down lighters. Large double glazed window to front.

Second Reception Room

11'3" x 9'10"

The study backs onto the garden and forms part of the single rear extension. Two double glazed windows look out onto the garden. Micro cement floor, four down lighters.

Gym

11'11" x 9'5"

Currently used as a gym. Full height double glazed powder coated doors and window looking out to entertaining area, modern downlighting, polished micro cement floor with underfloor heating, down lighters.

Utility Room

8'7" x 7'3"

Comprehensively fitted utility room with eight drawers, oak worktops, large sink with mixer tap, tall shelved store cupboard, polished micro cement floor with underfloor heating, tiled splashback, brushed stainless steel switches and sockets, down lighters.

Garage

14'1" x 11'11"

Great area, access to gas boiler with pressurised hot water cylinder, fuse box, convertor unit for solar panels/battery, custom made shelving, electric door to front.

First Floor Landing

A spacious bright and light landing, two large double glazed windows to front. Drop down wooden ladder to loft (part boarded), carpet, two column radiators, modern down lighters, decorated in white, coving. Solid oak doors to all first floor rooms.

Bedroom 1

14'9" x 12'0"

A generous double bedroom. Full height double glazed windows to rear. Air conditioning unit, carpet, column radiator, two attractive wall lights.

En-Suite Shower Room

8'3" x 5'9"

Contemporary style shower room/wet room. Rainfall shower with recessed controls in black, matching accessories, trough style wash basin inset to countertop with oak storage cupboards beneath, back to the wall wc with twin plate flush. Contemporary tiling, large roof light, extractor, down lighting, column radiator, micro cement floor and splashback.

Bedroom 2

11'5" x 11'1"

Window to rear with lovely view of garden. Air conditioning unit, column radiator, pale grey carpet, stylishly presented, coving.

Bedroom 3

8'5" x 11'4"

A lovely double bedroom. Window to rear. Carpet, column radiator, coving.

Bedroom 4

11'8" x 9'2"

Double glazed window to rear. Air conditioning unit, grey carpet, column radiator, decorated in pale colours, coving.

Bedroom 5

9'0" x 8'6" (plus recess)

Large powder coated double glazed window to front. Carpet, radiator, decorated in pale colours, coving.



Bathroom

A spacious bathroom comprising freestanding bath with wall mounted taps and shower attachment, wet room area with rainfall shower and mounted controls, matching wash basin inset to countertop with oak deep storage cupboards beneath, back to the wall wc with twin plate flush. Column radiator, down lighters, extractor, micro cement flooring. Large double glazed windows to front with privacy glass.

Front Garden

The front garden has been landscaped with a resin driveway and lawn, access to garage, charging point for electric vehicle.

Garden Office

12'2" x 8'10"

Fully insulated summer house, lighting and power, separate fuse box, three contemporary wall lights. Glazed French doors and two side windows.

Rear Garden

Enclosed and private rear garden with full width patio, anthracite metal covered outside entertaining area, three contemporary zinc wall lights, steps lead down to the lawned garden, lovely enclosed play area elsewhere, mature trees, black wall lights, oversized non-slip flooring.

Council Tax

Band G £3,540.02 p.a. (25/26)

Post Code

CF64 3JE

