4 Andrews Buildings
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Penarth CF64 2AA

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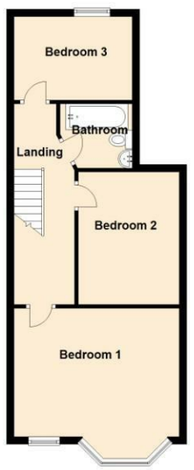
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

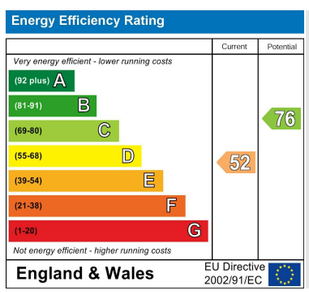
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor

First Floor



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)
27 Amesbury Road



SHEPHERD SHARPE

27 Amesbury Road

Cardiff CF23 5DW

£399,950

A lovely bay fronted three double bedroom Edwardian red brick property found in this pretty tree line road found close to the city. The property does require some work hence the realistic asking price but has some lovely original features, a relatively new boiler, the stonework at the front has been cleaned. Comprises porch, hallway, two reception rooms, good size kitchen/breakfast area, utility, to the first floor a spacious landing, three bedrooms and bathroom. Front garden, small rear garden, two out buildings, wc/coal house/storage. Gas central heating. Freehold.

uPVC double glazed front door to hallway.

Hallway
Lovely original tile flooring, area for cloaks understairs, high ceiling with cornice, radiator, boxed in gas meter, traditional handrail to first floor. Panelled doors to all ground floor rooms.

Reception Room 1
13'11" × 10'10" (4.25m × 3.32m)
A pretty room. uPVC double glazed bay window to front. High ceiling with cornice, carpet, radiator, modern fireplace with electric fire.

Reception Room 2
8'9" ×12'3" (2.69m ×3.74m)
uPVC double glazed full height window to rear. High ceiling with cornice, carpet, tiled fireplace, radiator.

Kitchen
12'11" × 10'5" (3.96m × 3.20m)
A good size kitchen with potential to knock through to the utility room. Shaker style fitted kitchen, contrast worktop, sink with half bowl and drainer. Original tiled floor, radiator, space for cooker, fridge/freezer. uPVC double glazed window to side.

Utility Room
10'6" × 9'8" (3.22m × 2.95m)
uPVC double glazed door window to side and rear. Access to Ferroli comination boiler, plumbing and space for washing machine and tumble dryer, base unit with sink and drainer, three high level cupboards, pantry providing additional storage, original quarry tile floor, radiator.

First Floor Landing
Spacious landing with traditional handrail and balustrade, access to loft, carpet.

Bedroom 1
14'8" × 14'0" (4.49m × 4.27m)
A full width room. uPVC double glazed bay window and side window. Very generous double bedroom, carpet, radiator, pretty view of tree lined Amesbury Road.

Bedroom 2
11'6" × 9'4" (3.53m × 2.85m)
A second double bedroom. uPVC double glazed window looking onto rear garden. Carpet, radiator.

Bedroom 3
10'5" × 8'8" (3.19m × 2.66m)
A small double bedrooom. uPVC double glazed window looking to rear. Carpet, radiator.

Bathroom
A compact bathroom. Comprising modern panelled bath with electric shower over, wash hand basin and wc, all in white. Attractive limestone effect tiling, slate effect floor tile, chrome ladder radiator, mirrored cabinet. uPVC double glazed window.

Front Garden
Small forecourt.

27 Amesbury Road

Rear Garden
Gated side access to a small side return, water tap, two outbuildings one original coal house, garden storage with wc, lane access.

Council Tax
Band F

Post Code
CF23 5DW