

8 Redlands Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

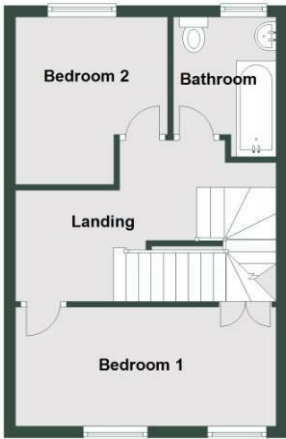
SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



Total area: approx. 117.9 sq. metres (1269.2 sq. feet)
8 Redlands Road

8 Redlands Road

Penarth CF64 2WH

£360,000

An attractive stone fronted three bedroom extended cottage with loft conversion to create a larger three bedroom family house. Comprises hallway, large through lounge, large kitchen/dining room, shower room, utility room, to first floor the accommodation has been reconfigured to allow for a wide and easy staircase to the second floor, two bedrooms and bathroom, second floor loft room and en-suite shower room. Gas central heating, uPVC double glazing. Front garden, large south facing rear garden. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



uPVC part glazed panelled front door to hallway.

Hallway

Carpet, traditional staircase to first floor, coved ceiling. Solid oak panelled door to through lounge.

Lounge

23'5" x 14'11" (7.16m x 4.55m)

Originally two separate reception rooms with the central staircase all now open plan. Bespoke oak fitted furniture, traditional fire surround with granite finish, living flame coal effect gas fire, high ceiling, coving, two radiators, carpet, under stairs storage.

Extended Kitchen/Dining Room

25'9" x 13'4" (7.86m x 4.07m)

The kitchen was extended in 2006/2007 with a large single story extension creating a great family space. Three sliding uPVC double glazed doors to rear, three velux windows to roof slope and two sun pipes providing lots of additional light. The kitchen is fitted with comprehensive range solid oak units, sink and drainer with lever mixer tap. Integrated dishwasher, range cooker, space for fridge/freezer, breakfast bar with seating for two, space for dining room table and six chairs, tiled splashback, modern lighting, solid oak flooring, two radiators..

Utility

4'11" x 7'1" (1.50m x 2.18m)

A very handy space. Sun pipe, recessed lighting, coved ceiling, tiled floor, base and eye level units, plumbing for washing machine and tumble dryer, access to Worcester combination boiler, tiled splashback. Panelled door to shower room/wc.

Shower Room/W.C.

Comprising tiled shower enclosure, wash hand basin and wc, all in white with chrome fitting. Sun pipe, fully tiled, ladder radiator, extractor.

First Floor Landing

A spacious landing which has been reconfigured to create easy access to second floor.

Bedroom 2

14'2" x 6'10" (4.33m x 2.09m)

A small double bedroom. Two uPVC double glazed windows to front. Carpet, radiator, coved ceiling, built-in wardrobe.

Bedroom 3

9'11" x 8'7" (3.04m x 2.64m)

A single bedroom. uPVC double glazed window to rear. Recess for wardrobe, carpet, radiator, coved ceiling.

Bathroom

7'5" x 5'10" (2.27m x 1.79m)

Comprising panelled bath with shower cradle/mixer tap, wash hand basin and wc, all in white. Fully tiled, radiator, coved ceiling. uPVC double glazed window.

Second Floor Landing

Traditional style staircase to second floor loft room which was converted in 2006. Velux window to roof slope, carpet, access to front loft. Solid door to loft room/bedroom three.



Bedroom 1

11'5" x 9'9" (3.50m x 2.98m)

uPVC double glazed dormer window to rear with good view of the rear garden. Carpet, built-in wardrobe.

En-Suite Shower Room

Fully tiled shower enclosure with chrome shower fitting, wall hung wash hand basin, twin flush wc, in contemporary style, extractor. uPVC double glazed window.

Front Garden

Front garden with railings, laid out with natural stone paving.

Rear Garden

A good size south facing rear garden, large patio, area of artificial lawn, timber shed.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2WH

