

4 Cwrt St. Cyres

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

SHEPHERD SHARPE



Total area: approx. 177.4 sq. metres (1910.0 sq. feet)  
4 Cwrt St Cyres

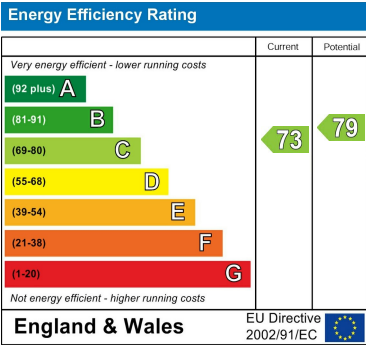


4 Cwrt St. Cyres

Penarth CF64 2UE

£795,000

Situated at the top of a quiet cul-de-sac on this private road is this extremely spacious and well built four bedroom detached family home. One of just four, the property was built in 1998 to a very good standard offering good square footage and well proportioned rooms. Comprises central hallway with gallery landing, wc, large dual aspect living, dining room, breakfast room, kitchen, utility, four excellent double bedrooms, en-suite bathroom, large family bathroom. Good off road parking for 4 plus cars, double garage, large west facing rear garden. uPVC double glazing, gas heating. Freehold.







The property is approached from St Cyres Road and number four is found at the top of the cul-de-sac.

uPVC double glazed front door.

**Hallway**  
12'5" x 10'2" (3.80m x 3.12m)

A spacious and bright hallway, matwell, carpet, deep understairs cupboard, coving, staircase to galleried landing. Moulded oak effect panelled doors to all ground floor rooms.

**Lounge**  
20'9" x 14'5" (6.35m x 4.41m)

A lovely principal reception room. With triple aspect, three uPVC double glazed windows, double glazed French doors leading out to the garden. Natural stone contemporary fire surround with living flame effect gas fire, two radiators, carpet, coving.

**Dining Room**  
14'2" x 11'8" (4.34m x 3.56m)

Two uPVC double glazed windows to front. Carpet, radiator, coving.

**Breakfast Room**  
13'7" x 9'7" (4.15m x 2.93m)

uPVC double glazed French doors and window to rear looking onto garden. Tiled floor, radiator, coving. Archway to kitchen.

**Kitchen**  
12'1" x 10'7" (3.69m x 3.25m)

A good size kitchen with potential to knock through into the dining room. Two uPVC double glazed windows to side. Original high quality kitchen, comprising panelled kitchen cupboards, co-ordinating worktop, china sink with half bowl and drainer. Tiled floor and splashback, split level oven and grill, gas hob, extractor, coving.

**Utility Room**  
7'4" x 7'9" (2.25m x 2.38m)

A useful space. Base unit with sink and drainer, two additional large units, space for freezer, washing machine and tumble dryer. Tiled floor, Vaillant combination boiler. uPVC double glazed window and half glazed door leading out to garden.

**Galleried Landing**  
14'0" x 13'4" (4.28m x 4.08m)

A lovely light and bright landing. Window to front, carpet, radiator, loft access, stripped balustrade, access to airing cupboard with radiator and shelving.

**Bedroom 1**  
14'2" x 13'0" (4.34m x 3.97m)

A large principal bedroom. Two uPVC double glazed window to front. Carpet, radiator, TV aerial point, large fitted wardrobe.

**En-Suite Bathroom**  
10'8" x 7'8" (3.26m x 2.34m)

A spacious en-suite bathroom. Comprising panelled bath, shower enclosure, wash hand basin and wc, all in white, Radiator, shaver point, fully tiled. uPVC double glazed window.



**Bedroom 2**  
11'6" x 10'3" (3.52m x 3.13m)  
A second double bedroom. Two uPVC double glazed windows to rear. Carpet, radiator, large fitted wardrobe.

**Bedroom 3**  
11'6" x 10'3" (3.52m x 3.13m)  
Two uPVC double glazed windows to front. Carpet, radiator.

**Bedroom 4**  
8'7" x 9'8" (2.62m x 2.97m)  
Presently used as a study. uPVC double glazed window to rear. Carpet, radiator.

**Bathroom**  
10'0" (plus shower) x 6'5" (3.06m (plus shower) x 1.98m)  
A spacious family bathroom. Fully tiled comprising panelled bath, wash hand basin, wc and large shower enclosure, all in white, radiator. Double glazed window to rear.

**Front Garden**  
Front garden is mostly block paviors with good off road parking for 4 plus cars, access to detached double garage, access to gas meter.

**Double Garage**  
A substantial detached double garage with power and light.

**Rear Garden**  
Fully enclosed west facing private rear garden, patio, attractive circular patio and corner patio with pergola, lawned with attractively shaped well planted borders, enclosed side garden, gated access to off road parking area and gated access from rear garden to the front garden.

**Council Tax**  
Band G £3,540.02 p.a. (25/26)

**Post Code**  
CF64 2UE

