

51 Salop Street

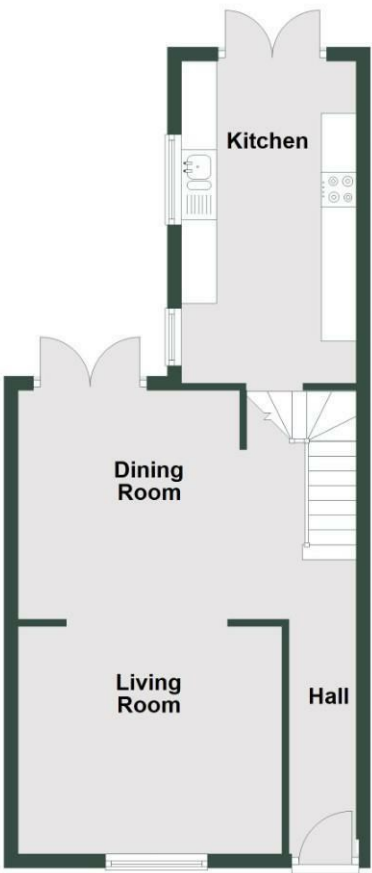


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

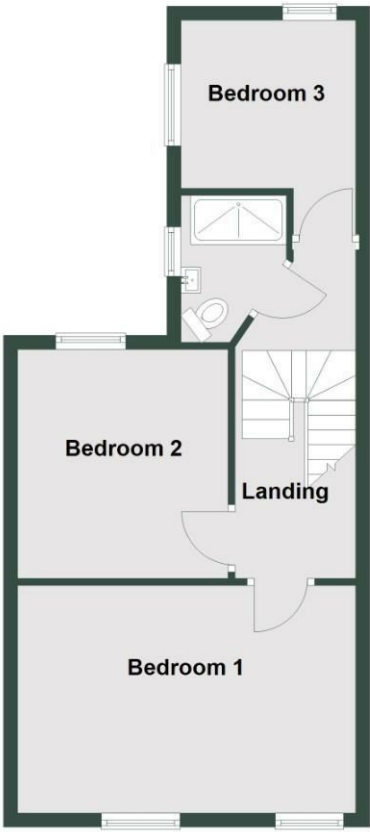
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



Total area: approx. 87.4 sq. metres (940.9 sq. feet)
51 Salop Street

SHEPHERD SHARPE



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Penarth CF64 1HH

£365,000

Much improved and very well presented mid terrace late Victorian three bedroom property found in a popular central location. Comprising hallway, large open plan living/dining room which was previously two separate reception rooms with French doors leading out onto the garden, a good sized kitchen with plenty of storage and French doors leading out to a surprisingly large and private south facing rear garden, to the first floor three bedrooms and shower room. Neutral contemporary finishes throughout, solid oak flooring to main living area, carpets to first floor. Gas central heating, double glazing. Full grant works carried out. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Painted panelled timber front door giving access to hallway.

Hallway
Area for cloaks, matwell, radiator, access to electric meter and modern fuse box. Leading through to living/dining room which is now knocked through to create a much larger light and bright living space. Staircase to first floor with useful understairs store cupboard.

Living/Dining Room
21'9" × 12'2" (6.63m × 3.73m)
Previously two separate rooms now enjoying a bright and light open plan layout. uPVC double glazed window to the front, double glazed French doors leading out to the rear garden. Solid oak floor, two radiators, traditional fireplace surround with cast iron insert, integrated shelving to chimney breasts, access to gas meter. Decorated in white.



Kitchen
15'1" × 8'2" (4.60m × 2.51m)
A good size kitchen. uPVC double glazed windows to side and double glazed timber French doors leading out to the rear garden. Light and bright with plenty of cupboards, all fitted units finished in white with contrast dark marble effect worktop, tiled splashback, induction hob, extractor, oven and combination microwave, both Bosch, space for dishwasher, fridge freezer and washing machine. Laminate floor, radiator, modern downlights.

First Floor Landing
Carpet, grey radiator, large cupboard, loft access with ladder. Painted panelled doors to all first floor rooms.

Bedroom 1
15'11" × 11'1" (4.87m × 3.38m)
A generous double bedroom, the full width of the property. uPVC double glazed windows to front. Laminate floor, radiator.

Bedroom 2
10'11" × 10'0" (3.33m × 3.07m)
A second double bedroom. New uPVC double glazed window to rear looking out onto garden. Laminate floor, radiator.

Bedroom 3
8'3" × 7'9" (2.54m × 2.38m)
Presently used as an office. uPVC double glazed windows to side and rear. Boxed in Worcester combination boiler, pale carpet, radiator.

Shower Room
6'9" × 5'2" (2.06m × 1.60m)
Renovated. Comprising a large low profile shower with toughened glass shower screen, chrome shower fittings, contemporary wash hand basin with chrome lever mixer tap and wc. Ladder radiator, attractive tiling, downlighting, electric underfloor heating. uPVC double glazed window.

Outside
A good size south facing rear garden. Outside the living/dining room is a side return with decking which extends then beyond the kitchen doors to create an entertaining terrace, steps lead down to a paved area of garden. Recycling and storage at the bottom, lots of mature planting and trees creating privacy, solar panels to rear roof slope.



Additional Information
The property has undergone significant external works which were undertaken via European Grant funded property improvement envelope scheme.

Council Tax
Band D £2,124.01 p.a. (25/26)

Post Code
CF64 1HH

