

6 Clinton Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



Total area: approx. 260.7 sq. metres (2805.8 sq. feet)
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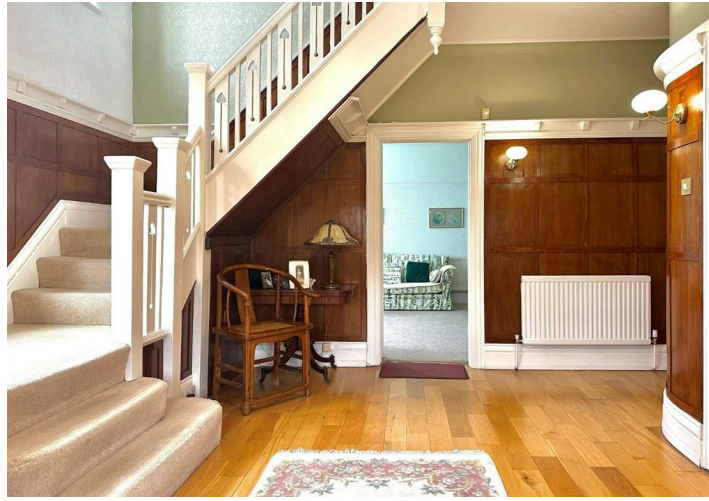
Penarth CF64 3JB

£995,000

A lovely and rarely available traditional Edwardian four bedroom semi detached house situated in a popular tree lined road close to the town centre, sea front and all local amenities. It is just one of only six houses and found on a good plot with off road parking, private south facing rear garden and garage. In catchment for Evenlode and Stanwell schools. Comprises porch, spacious hallway, three reception rooms, large kitchen/breakfasting room and utility room. To first floor the property has been reconfigured and now comprises three bedrooms, two bathrooms, one which was previously a bedroom and there is a loft room/fourth bedroom. Gas central heating, period features. Freehold. Viewing essential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
EU Directive 2002/91/EC		
England & Wales		

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Pretty original arched storm doors give access to porch.

Porch

Original matwell, parquet flooring, high ceiling. Double glazed doors leading through to hallway.

Hallway

5.30m x 4.00m (17'4" x 13'1")

A very generous inviting hallway 'Arts & Crafts' inspired, original panelled handrail and balustrade leading to first floor, beautiful panelling, plate rack, solid oak flooring, two radiators. Pretty stained glass window to front with secondary glazing, original stained glass window to side which has been integrated into a new uPVC double glazed unit.

Reception Room 1

4.79m x 4.55m (15'8" x 14'11")

A lovely reception room. Original stained glass windows integrated to uPVC double glazed bay window to front. Fire surround with living flame gas fire, carpet, radiator, picture rail, original curved ceiling.

Reception Room 2

5.80m x 4.26m (19'0" x 13'11")

A second reception room. Original stained glass windows integrated to new uPVC double glazed windows with white shutters. New carpet, radiator, picture rail, traditional fire surround with living flame coal effect gas fire, slate hearth.

Reception Room 3

5.44m x 3.64m (17'10" x 11'11")

uPVC double glazed window to rear. Oak flooring, radiator, picture rail, two glazed cupboards to chimney breast recess.

Kitchen

5.39m x 4.49m widening to 5.85m (17'8" x 14'8" widening to 19'2")

A lovely bright and light extended kitchen with roof lantern, uPVC double glazed window to side, full height windows and doors looking out onto rear terrace and south facing garden. Classic traditional kitchen with contrast worktops, sink and drainer. Gas hob, electric oven, extractor (all in stainless finish), integrated dishwasher, fridge and freezer. Breakfast bar, three wall cupboards, radiator, downlighting, pale grey tiled floor. Glazed doorway through to utility room.

Utility Room

3.24m x 1.79m (10'7" x 5'10")

A useful utility area, wooden flooring, white cupboards to base and eyelevel, space and plumbing for washing machine, boxed in combination boiler (recently installed), potential to install a wc. uPVC double glazed window to side.

First Floor Landing

A spacious and bright landing. uPVC double glazed window with original stained glass to stairwell. High ceiling, picture rail, carpet, radiator. Original panelled doors to all first floor rooms.

Bedroom 1

5.40m (plus fitted wardrobe) x 4.30m (17'8" (plus fitted wardrobe) x 14'1")

A good sized principal double bedroom. uPVC double glazed bow window to side with leaded glass. Carpet, radiator, picture rail, large built-in wardrobe.

Bedroom 2

4.06m x 3.63m (13'3" x 11'10")

A lovely double bedroom. uPVC double glazed leaded feature window to front. Carpet, radiator, picture rail.

Bedroom 3

4.56m x 3.65m (14'11" x 11'11")

A good double bedroom. uPVC double glazed leaded window to front. Stripped wooden flooring, radiator, large built-in wardrobe, picture rail.

Bathroom 1

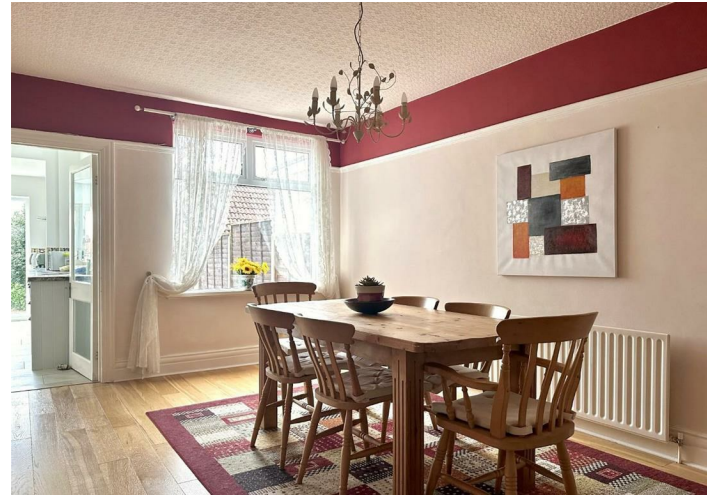
3.22m x 3.04m (10'6" x 9'11")

A large family bathroom (previously a bedroom). uPVC double glazed bay window to side. Comprising panelled bath, wash hand basin, wc and fully tiled shower enclosure. Large airing cupboard with storage. Can be accessed from landing and bedroom 1.

Bathroom 2

4.13m x 2.17m (13'6" x 7'1")

Casement window to rear. Comprising panelled bath, wash hand basin, wc, 'P' shaped shower enclosure. Large built-in airing cupboard, fully tiled walls, modern downlighting, radiator.

**W.C.**

Part tiled walls, contrast tiled floor, modern wash hand basin and wc. uPVC double glazed window.

Second Floor Landing

Staircase leading to bedroom 4.

Bedroom 4

5.43m x 4.56m (17'9" x 14'11")

A large fourth double bedroom. Small uPVC double glazed dormer window to rear looking out over the rear garden towards lower Penarth and Glamorganshire Golf Club in the distance. Stripped wooden flooring, large built-in wardrobe, access to remaining loft storage.

Front Garden

Set well back from the road with a pretty garden, mostly lawned with traditional beds, off road parking, access via side driveway to garage.

Garage

Large garage with power and light. Freezer to remain.

Rear Garden

Private south facing rear garden with stone patio, lawn, mature planting, outside water tap.

Council Tax

Band H £4,248.02 p.a. (25/26)

Post Code

CF64 3JB

