

1 Meliden Lane



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

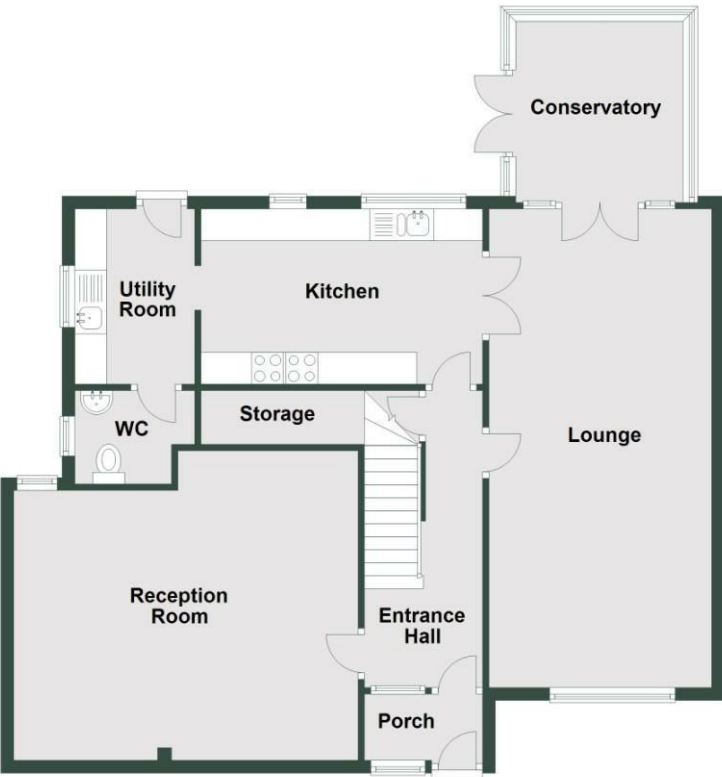
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 1706.8 sq. feet  
**1 Meliden Lane**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

1 Meliden Lane

Penarth CF64 3US

£625,000

A spacious four bedroom semi detached house and one of just two found in this quiet location, close to the town centre and in great school catchment. The property was built in the 1960's and then further extended more recently. Comprises porch, hallway, large lounge/dining room, garden room, kitchen, utility, wc, second living room (a lift has been fitted from this room leading upstairs to the principal bedroom, this can be removed). To the first floor there are four bedrooms (three of which are doubles), the fourth bedroom is an L-shaped single room/study, there is an en-suite bathroom and family bathroom. uPVC double glazing, solar electric central heating, parking, private south facing rear garden. Freehold.



1 Meliden Lane



uPVC double glazed front door and side window to porch.

**Porch**  
6'1" x 4'7" (1.86m x 1.42m)  
Fully glazed porch, modern tiled floor.

**Hallway**  
15'8" x 6'3" (4.78m x 1.93m)  
A pretty hallway. Hardwood herringbone block flooring, radiator, useful storage, three doors giving access to large walk-in cupboard with light and excellent storage.

**Lounge/Dining Room**  
36'2" x 11'4" (11.03m x 3.47m)  
A large through reception room. uPVC double glazed window to front. Lovely oak block flooring, decorated in pale colours, fireplace with tiled hearth, large radiator. Access to kitchen and garden room via double doors.



**Garden Room**  
9'2" x 8'8" (2.80m x 2.65m)  
An attractive garden room. Glazed to three sides, French doors leading out to rear garden. Laminate floor, electric radiator, insulated roof panels create a more all year round room, light and power.

**Second Lounge**  
17'9" x 15'11" (max) (5.43m x 4.86m (max))  
Converted a number of years ago and could potentially create two separate rooms if required. Two uPVC double glazed windows to front and full height window to rear. Fuse box, converter unit for solar panels, modern lift installation finished in white which leads to the principal bedroom, radiator, carpet.



**Kitchen**  
14'5" x 8'8" (4.40m x 2.65m)  
An immaculate white fitted kitchen in white with contrast worktop, sink with half bowl and drainer, mixer tap. White metro style tiling, slate effect flooring, electric range cooker with three ovens and grill, induction hob with five cooking areas, space for fridge/freezer, integrated Bosch dishwasher. Double doors lead through to dining room.

**Utility**  
8'2" x 6'2" (2.50m x 1.88m)  
A very useful room. Base unit with sink and drainer, contrast worktop, two eye level cupboards. Metro style tiling, slate effect tiled floor, plumbing for washing machine, access to Aquafficient electric heater.



**W.C.**  
6'2" x 6'2" (1.88m x 1.90m)  
A spacious L shaped wc. Wash hand basin with vanity unit and storage beneath,wc. Tiled floor, electric radiator, extractor. uPVC double glazed window to side.

**First Floor Landing**  
A two tier landing. Access to the original three bedrooms and bathroom to one side and to the two storey extension with principal bedroom and en-suite shower room to the other side.



**Bedroom 1**  
18'3" x 9'9" (5.57m x 2.98m)  
A good double room. uPVC double glazed window to the front and further velux window. Vaulted ceiling, large built-in wardrobe, electric radiator, carpet, lift access from reception room two.

**En-Suite**  
9'9" x 5'11" (2.98m x 1.82m)  
A spacious bright and light ensuite shower room. Comprising large white tiled shower enclosure with chrome fittings, twin flush wc, pedestal wash hand basin. White tiling, vinyl flooring, ladder radiator, additional duplex electric heater and extractor. uPVC double glazed window.

**Bedroom 2**  
11'4" x 12'0" (3.47m x 3.66m)  
uPVC double glazed window to rear. Carpet, radiator, built-in wardrobe.



**Bedroom 3**  
12'5" x 10'5" (3.79m x 3.19m)  
A good size double bedroom. uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.

**Bedroom 4**  
8'10" x 7'4" (2.70m x 2.26m)  
A single L shaped bedroom. uPVC double glazed window to front. Carpet, built-in over stairs cupboard, radiator.

**Bathroom**  
5'6" x 8'11" (1.69m x 2.72m)  
Comprising panelled bath, pedestal wash hand basin, corner shower enclosure and wc all in white with chrome fittings. White tiling, tiled floor, radiator, mirror cabinet, recessed lighting. uPVC double glazed window.



**Front**  
The property is set back from the lane with off road parking immediately in front of the house for two cars, plus hardstand for a further two cars. Side access to the rear garden and storage. The front garden is mostly laid out with low maintenance in mind, paviour driveway either side of the pathway, gravelled in flint.

**Rear Garden**  
South facing rear garden presently laid out with raised beds, pathway leading to a large timber workshop/store shed, additional storage, natural stone terrace and side area for refuse/recycling/storage. Shed with power, there are outside power sockets and an electrically operated awning, water tap, access to electric meter.

**Council Tax**  
Band F £3,068.02 p.a. (25/26)

**Post Code**  
CF64 3US

