

3 Redlands Road

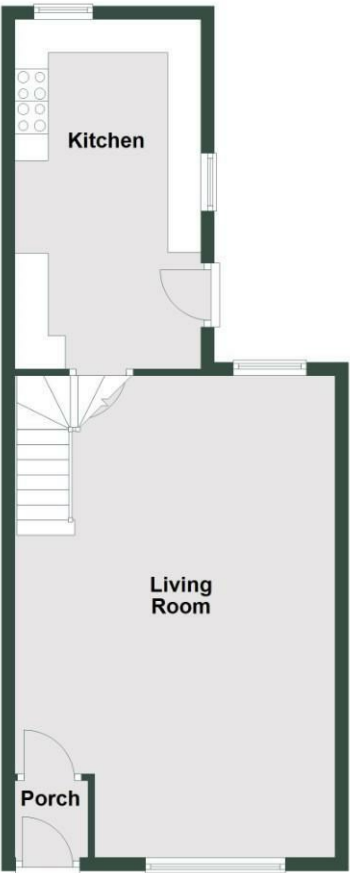


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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. 99.9 sq. metres (1075.4 sq. feet)
3 Redlands Road

SHEPHERD SHARPE



3 Redlands Road

Penarth CF64 2WD

£379,950

A spacious and well proportioned three double bedroom end terrace house found in a central location close to bus routes and in catchment for Victoria and Stanwell schools. Comprises hallway, large open plan living room with wood block flooring and log burner, good size kitchen/breakfast room, utility area. To the first floor there are three double bedrooms and family bathroom. Courtyard rear garden narrowing to the lane, off road parking to front. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Composite panelled part glazed front door to porch.

Porch

Providing weather protection for the inner glazed door, original tiled floor, glazing to two sides, stripped original panelled door to living area.

Lounge/Dining Room

15'8" x 26'10" (4.80m x 8.19m)

Previously the hallway and two reception rooms now it enjoys a very bright and light open plan layout. uPVC double glazed square bay window to front and double glazed sash window to rear. Log burner, slate tiled hearth, herringbone pitch pine block flooring, large radiator.

Kitchen

17'5" x 9'0" (5.33m x 2.75m)

A spacious family kitchen. Two uPVC double glazed windows to rear, glazed uPVC door leading out to lean- to utility area. Pale wood effect fitted kitchen units, contrast worktops, sink and drainer. Range style cooker, space for fridge and freezer, dishwasher. Tiled floor, L shaped countertop with seating for two, radiator, dark metro style tiling, tiled floor.

Utility

A useful space. Two double glazed polycarbonate roof panels, uPVC double glazed door and windows. Tiled floor, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

A two tier landing with traditional stripped handrail and balustrade, loft access, carpet. Stripped panelled doors to all first floor rooms.

Bedroom 1

15'9" x 11'8" (4.82m x 3.57m)

A large double bedroom the full width of the front of the property. uPVC double glazed window to front. Carpet, radiator, period fireplace, contemporary glazed fitted wardrobe.

Bedroom 2

11'9" x 9'4" (3.60m x 2.87m)

A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, large airing cupboard with Glow Worm combination boiler.

Bedroom 3

12'1" x 9'1" (3.70m x 2.77m)

A third double bedroom. uPVC double glazed window to rear. Carpet, radiator.

Bathroom

Formally a bathroom now a contemporary shower room. Curved enclosure with shower screen, rainfall shower with sliding shower attachment, wash hand basin and wc with concealed plumbing and built-in storage. Mirror with lighting, tiled walls, contrast floor tiling, modern lighting, chrome ladder radiator. uPVC double glazed window with privacy glass.

Front Garden

Parking for car.

Rear Garden

Courtyard rear garden with seating area, raised deck and side access to front.



Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF64 2WD

