

7 Lavernock Road

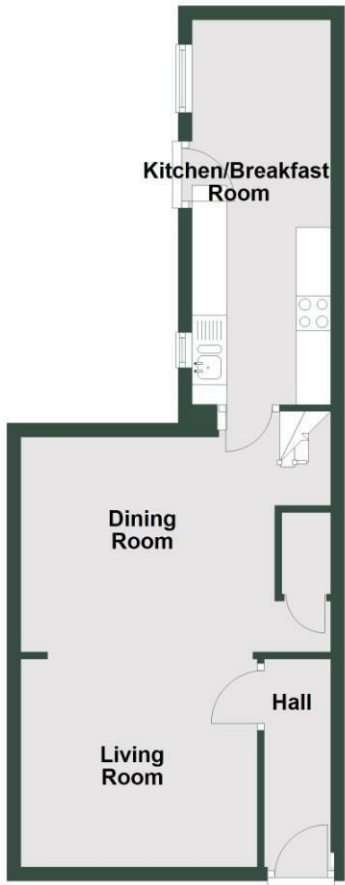


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

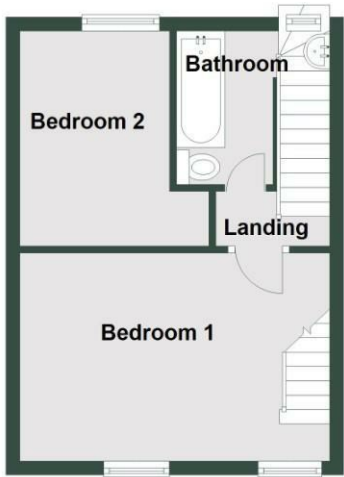
All enquiries: 029 2070 7999
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Lettings enquiries: lettings@shepherdsharpe.com

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

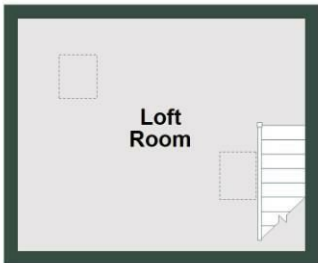
Ground Floor



First Floor



Second Floor



Total area: approx. 81.3 sq. metres (875.5 sq. feet)
7 Lavernock Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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		
England & Wales		
EU Directive 2002/91/EC		

SHEPHERD SHARPE



7 Lavernock Road

Penarth CF64 3NW

£299,950

An attractive stone fronted two bedroom cottage with informal loft conversion. The property has some lovely original features and fireplaces and has been very well cared for by current owner. Comprises hallway, through lounge/dining room, extended kitchen/breakfast room, two bedrooms and small bathroom, staircase from bedroom one leading to an informal loft room (converted 20 years ago) which provides an additional hobbies room/office. Small front garden, good sized rear garden with patio, lawn and mature planting. uPVC double glazing, gas central heating. Freehold.



uPVC double glazed panelled front door to hallway.

Hallway

Tiled floor, radiator, area of cloaks.

Open Plan Lounge/Dining Room

20'0" x 10'10" (plus recess) (6.10m x 3.31m (plus recess))
Previously two separate reception rooms now open plan. uPVC double glazed windows to front and rear. Attractively decorated and presented in a traditional way, period fireplace (working fire swept March 2025), with original cupboards to either side, gas and electric meters/fuse box, carpet, two radiators. Doorway through to kitchen/breakfast room, staircase leading to first floor.

Kitchen/Breakfasting Room

18'8" x 7'3" (5.70m x 2.22m)

A bright and light kitchen/breakfast room with space for table and chairs. uPVC double glazed window, half glazed door and French doors to side giving access to the rear garden. Attractive modern fitted kitchen finished in white with contrasting worktop, china sink with half bowl and drainer, chrome lever mixer tap. Plumbing for slimline dishwasher, washing machine, space for tumble dryer and fridge/freezer, integrated gas hob, oven and extractor, all in white. White tiled splashback, boxed in Worcester combination boiler (installed 2017), slate effect laminate floor, radiator.

First Floor Landing

A small landing. Carpet, moulded panelled doors to all first floor rooms.

Bedroom 1

14'9" (including staircase) x 9'5" (4.50m (including staircase) x 2.88m)

Two uPVC double glazed windows to front. Staircase from bedroom to an informal loft, carpet, period fireplace, radiator.

Informal Loft Room

13'9" x 10'9" (4.20m x 3.28m)

The loft conversion was carried out by the current owner (approximately 20 years ago), creating a good space with restricted headroom over 6 feet in the main central portion of the loft. Two velux windows to front and rear. Plastered and decorated in pale colour, carpet, access to remaining loft areas/cupboards.

Bedroom 2

10'1" x 6'2" (3.08m x 1.90m)

uPVC double glazed window to rear. Carpet, decorated in white, radiator.

Bathroom

7'3" x 4'3" (widening to 7'3") (2.22m x 1.32m (widening to 2.23m))

A small L shaped bathroom. Comprising tiled panelled bath with shower off mixer tap, wash hand basin and wc, all in white. Tiled splashback, carpet, radiator. uPVC double glazed window.

Front Garden

Front garden providing additional privacy, on street parking generally available towards the end of Lavernock Road by the green.

Rear Garden

A large rear garden with good privacy, patio, mainly laid to lawn, well established borders, two sheds.



Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3NW

