

32 Bassett Road

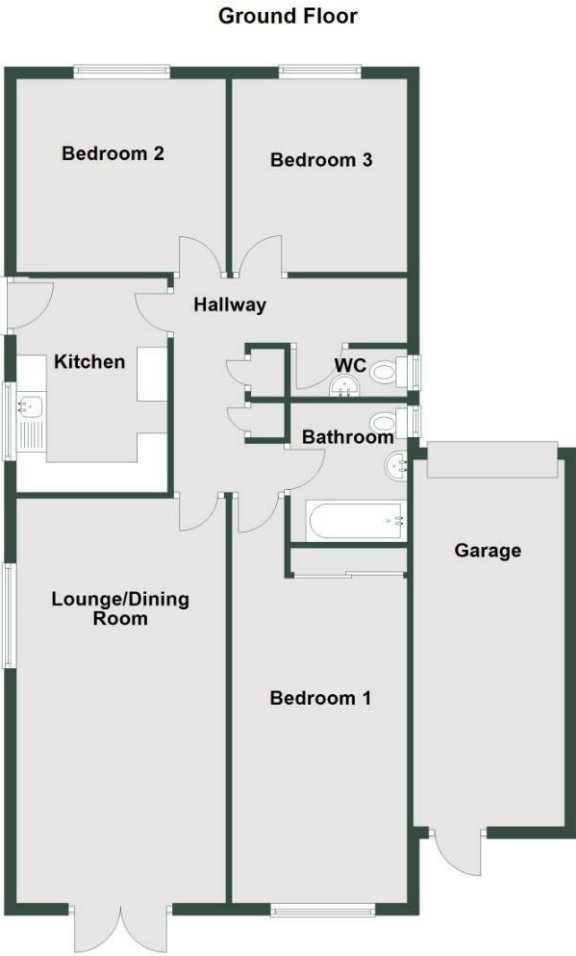


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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

SHEPHERD SHARPE



Total area: approx. 88.3 sq. metres (950.8 sq. feet)  
**32 Bassett Rd**

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Sully CF64 5HS

£375,000

Situated in a quiet cul-de-sac in an elevated position with some lovely views at the front, is this nicely proportioned three bedroom detached bungalow. The property requires some investment and upgrading but well cared for. Comprises L shaped hallway with two store cupboards, wc, lounge/dining room, kitchen, three double bedrooms and bathroom. Long driveway with off road parking, single garage, private rear garden. uPVC double glazing, gas central heating, fitted carpets and flooring. Freehold.

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (55-68) <b>D</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                     |           |           |





uPVC glazed lead front door to hallway.

**Hallway**  
L shaped hallway, loft access, carpet, two good sized cupboards (one an airing cupboard).

**W.C.**  
Comprising wc and wash hand basin in white. Vinyl flooring, radiator. uPVC double glazed window to side.

**Lounge**  
19'3" x 11'4" (5.87m x 3.46m)  
A spacious living room. uPVC double glazed windows and doors to rear with built-in blind, side window with patterned glass. Fire surround with log burner effect, laminate floor, radiator.

**Kitchen**  
12'0" x 8'0" (3.68m x 2.46m)  
Comprising pale wooden effect units with contrast worktop, sink and drainer. Integrated fridge, plumbing for washing machine, space for cooker, tiled splashback and floor, radiator. uPVC double glazed window and half glazed door.

**Bedroom 1**  
15'3" x 9'5" (4.65m x 2.88m)  
A large double bedroom. uPVC double glazed window to rear. Carpet, radiator, large mirror fronted wardrobe.

**Bedroom 2**  
11'3" x 10'6" (3.45m x 3.21m)  
Presently used as a dining room, but could be a second double bedroom. uPVC double glazed window to front. Carpet, radiator.

**Bedroom 3**  
10'6" x 9'5" (3.21m x 2.89m)  
uPVC double glazed window to front. Carpet, radiator.

**Bathroom**  
Fully tiled comprising panelled bath with shower screen and Mira shower, wash hand basin and wc, all in white with chrome fittings. Mirror, cabinet, shaver point, ladder radiator. uPVC double glazed window with patterned privacy glass.

**Front Garden**  
Mainly laid to lawn, planted borders, block paviour pathway wrapping around the right hand side of the property, seating area with views of the Channel, long driveway with parking for two plus cars, access to garage.

**Garage**  
Single garage withe electric up and over door, power, light, glazed door to rear garden.

**Rear Garden**  
A private enclosed rear garden with full width patio, raised beds, lawn and elevated rear patio.

**Council Tax**  
Band F £2,988.07 p.a. (25/26)

**Post Code**  
CF64 5HS

