

9 Plymouth Road

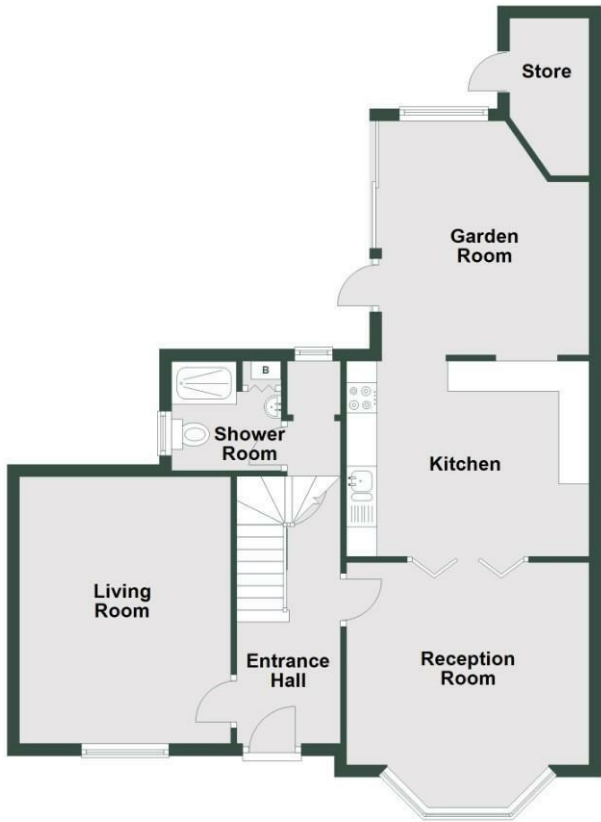


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

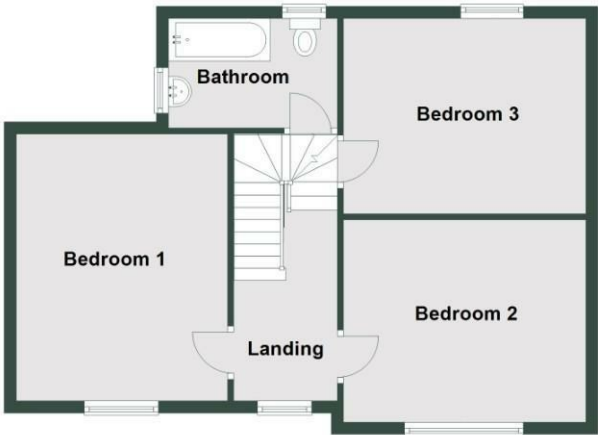
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

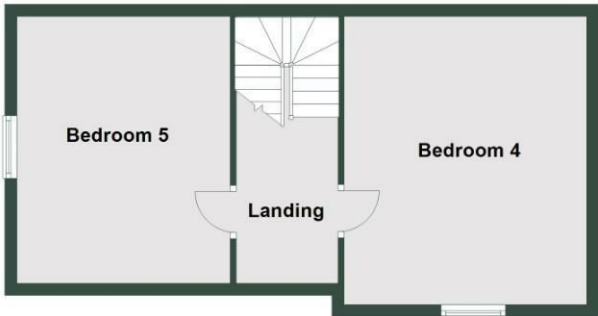
Ground Floor



First Floor



Second Floor



Total area: approx. 166.9 sq. metres (1797.0 sq. feet)
9 Plymouth Road

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

SHEPHERD SHARPE



9 Plymouth Road

Penarth CF64 3DA

Price Guide
£800,000

A very pretty double fronted Late Victorian five bedroom semi detached house, retaining many of its lovely original features including fireplaces, panelled doors and woodwork. The property requires some upgrading but offers great potential to upgrade and extend. Comprises central hallway, two reception rooms, ground floor shower room/wc, kitchen/breakfast room, three bedrooms and bathroom to first floor, two further double bedrooms to second floor. Off road parking, pretty front garden, private enclosed west facing rear garden. Gas central heating, uPVC double glazed sash windows. A lovely family home. Freehold.



Attractive open porch providing weather protection to original panelled front door.

Hallway

Attractive central hallway with original balustrade and panelling to first floor, understairs store cupboard, carpet, radiator, access to gas and electric meters, high ceiling, cornice, uPVC double glazed window to rear, useful store cupboard and cloaks area.

Shower Room/W.C.

Comprising wash hand basin, wc, shower enclosure, non-slip floor. uPVC double glazed window.

Reception Room 1

13'5" x 11'5" (4.11m x 3.48m)

uPVC double glazed window to front. Original marble fireplace and insert, picture rail, cornice, ceiling rose, carpet, radiator.

Reception Room 2

14'8" x 12'9" (4.49m x 3.90m)

uPVC double glazed bay window to front. Original fireplace with cast iron insert, picture rail, cornice, ceiling rose, carpet, radiator. Folding doors leading through to extended kitchen/breakfast room.

Kitchen/Breakfasting

24'9" x 11'3" (7.55m x 3.45m)

Kitchen requiring updating and refurbishment but very well looked after. Comprises base and eye level cupboards, integrated fridge and freezer, space for washing machine, gas cooker, tiled floor, radiator.

Opening through to breakfast area, glazed two sides.

First Floor Landing

A bright and light two tier landing, original balustrade, double glazed sash window to front. Original panelled doors to all first floor rooms.

Bedroom 1

13'8" x 11'6" (4.17m x 3.53m)

uPVC double glazed window to front. Carpet, radiator, period fireplace, cornice.

Bedroom 2

12'11" x 11'4" (3.96m x 3.46m)

Two uPVC double glazed sash windows to front. Period marble fireplace, cornice, radiator, carpet, original built-in cupboard.

Bedroom 3

11'8" x 10'2" (3.56m x 3.12m)

uPVC double glazed window to rear. Period fireplace, carpet, radiator, built-in wardrobe.

Bathroom

9'0" x 6'10" (2.76m x 2.10m)

Requires upgrading and modernisation. Two uPVC double glazed windows. Comprising panelled bath, wash hand basin and wc. Fully tiled, vinyl floor, radiator, mirror cabinet.

Second Floor Landing

A bright and light landing, roof light, original balustrade, built-in cupboards, loft access, rear loft with potential to create second bathroom.



Bedroom 4

14'7" x 12'0" (4.47m x 3.68m)

Arched sash window to front. Period fireplace, carpet, radiator.

Bedroom 5

13'9",m x 11'9" (4.20,m x 3.60m)

uPVC double glazed window to side. Period fireplace, carpet, radiator.

Front Garden

Attractive frontage with mature planting, central pathway, off road parking for car.

Rear Garden

A private west facing rear garden, mature and well planted, useful outbuilding/storage, a good size patio, several mature trees, partly laid to lawn, potential to extend further.

Council Tax

Band G £3,338.40 p.a. (25/26)

Post Code

CF64 3DA