

20 Dryden Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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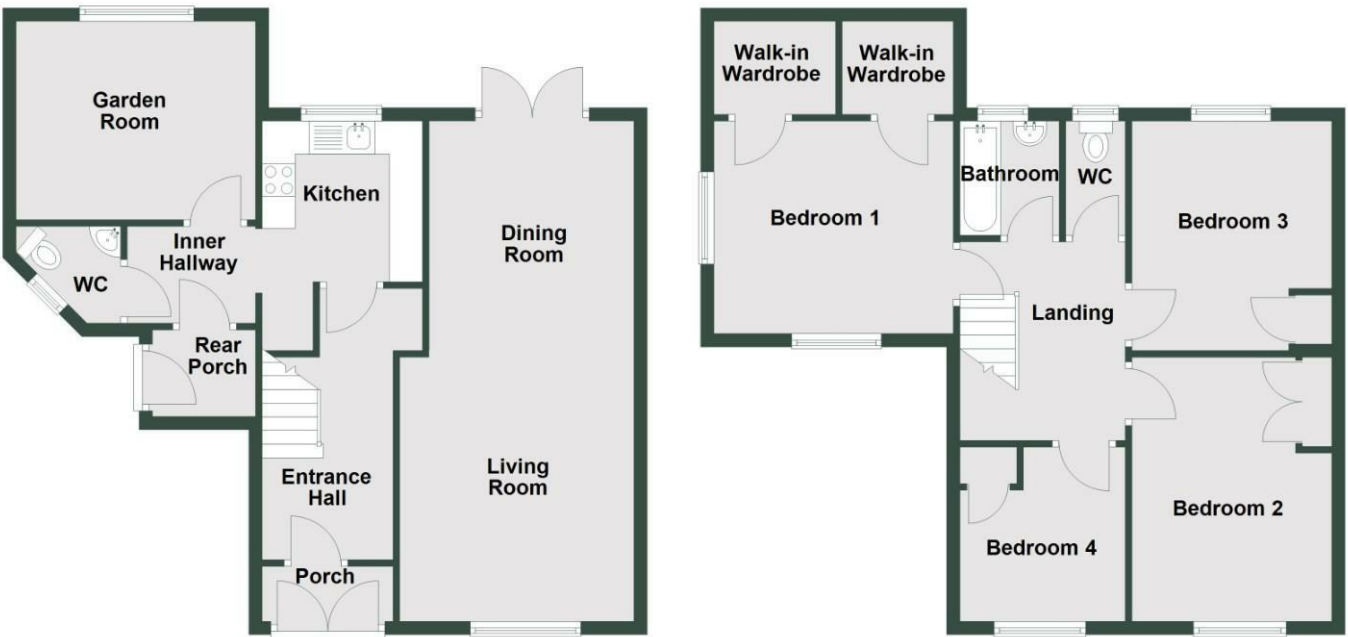
**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



Ground Floor

First Floor



Total area: approx. 121.0 sq. metres (1302.8 sq. feet)  
**20 Dryden Road**

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Penarth CF64 2RT

£535,000

Situated in a quiet location is this surprisingly spacious two story extended, four bedroom family house. The property offers great space and accommodation for family buyers. Comprises porch, hallway, spacious through lounge/dining room (previously two reception rooms), kitchen (which could be made open plan), utility area, wc, side lobby, plus study/playroom. To the first floor there are four bedrooms and family bathroom. Gardens to front with off road parking, side and rear gardens. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
EU Directive 2002/91/EC		
England & Wales		





uPVC double glazed storm doors to porch.

**Porch**  
Quarry tile flooring, cupboards housing gas and electric meters (new metal fuse box).

**Hallway**  
Parquet flooring, oak and glass balustrade to first floor, radiator. Archway through to lounge/dining room.

**Lounge/Dining Room**  
24'0" x 11'7" (7.32m x 3.54m)  
Previously two rooms now open plan. uPVC double glazed window to front, French doors to garden. Original parquet flooring, contemporary electric fire, coved ceiling, two radiators.

**Kitchen**  
8'10" x 7'9" (2.70m x 2.38m)  
Potential to knock through to dining room. uPVC double glazed window to rear. Comprising floor and eye level pale wooden effect panelled units, co-ordinating worktops, sink and drainer. Space for washing machine, gas cooker, recess for tumble dryer plus additional eyelevel cupboard, radiator. Archway through to utility area.

**Utility Area**  
Radiator, recycling area, space for additional fridge/freezer. Part glazed door to front, side lobby with access to study/playroom and wc.

**Side Porch**  
Accessed from the kitchen, to driveway, front garden and garage. Tiled floor, area for cloaks, eyelevel cupboard.

**W.C.**  
Fully tiled, radiator, corner wash basin and wc. uPVC double glazed window.

**Study/Playroom**  
11'10" x 10'0" (3.63m x 3.05m)  
uPVC double glazed window to rear. Carpet, radiator.

**First Floor Landing**  
Attractive handrail and glass balustrade, loft access, carpet. Solid oak doors to all first floor accommodation.

**Bedroom 1**  
11'11" x 10'9" (plus walk-in wardrobes) (3.64m x 3.29m (plus walk-in wardrobes))  
New uPVC double glazed window to front with elevated views looking out across Cogan, city centre, Cardiff Bay and Llandough. Carpet, radiator, doors to large walk-in wardrobes with potential to create an en-suite.

**Bedroom 2**  
11'4" x 10'2" (3.47m x 3.12m)  
A generous double bedroom. uPVC double glazed windows to front. Carpet, radiator, built-in wardrobe.

**Bedroom 3**  
12'3" x 10'2" (3.75m x 3.12m)  
A double bedroom. uPVC double glazed window to rear. Carpet, radiator, built-in wardrobe.



**Bedroom 4**  
8'0" x 8'0" (2.44m x 2.44m)  
The smallest of the bedrooms but still a good size. uPVC double glazed window to front. Carpet, radiator, overstairs store cupboard.

**Bathroom**  
A refurbished bathroom comprising white panelled bath with shower fitting and rainfall shower rose, wash hand basin with built-in storage beneath and concealed plumbing. Chrome radiator, white tiling, attractive flooring. uPVC double glazed window.

**W.C.**  
Twin flush wc, half tiled walls, attractive flooring. uPVC double glazed window.

**Front Garden**  
Compact front garden, driveway, access to garage, water tap.

**Garage**  
16'10" x 8'6" (5.15m x 2.60m)  
Great storage, up and over door, power and light, door to rear garden.

**Rear Garden**  
Private rear garden with side access, two areas of terracing, large areas laid to lawn, timber store shed and recycling area.

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

**Post Code**  
CF64 2RT

