

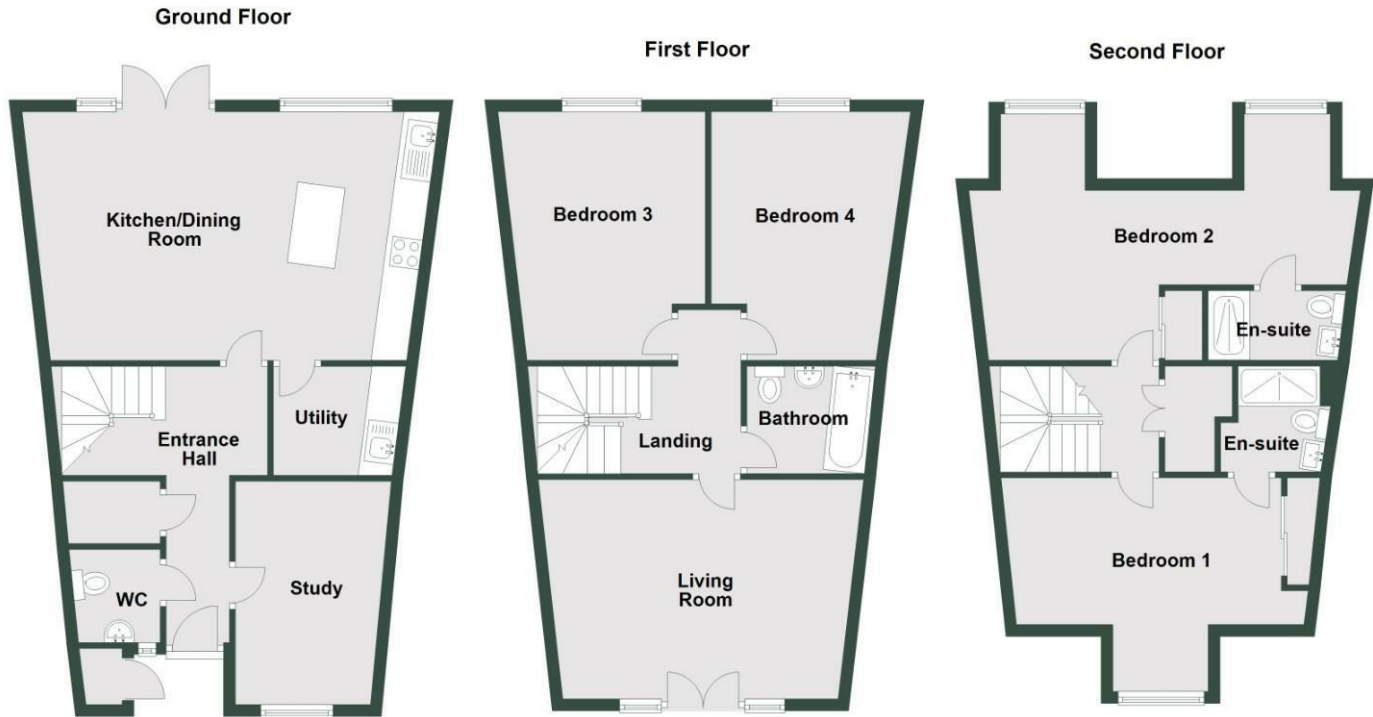


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

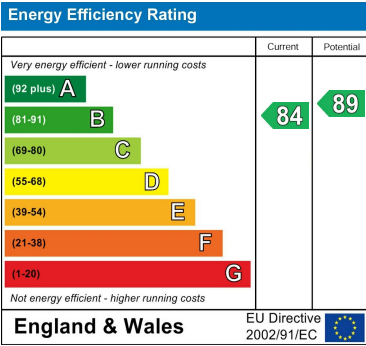
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SHEPHERD SHARPE



Total area: approx. 160.4 sq. metres (1726.8 sq. feet)  
**40 St Josephs Mews**



## 40 St. Josephs Mews

Penarth CF64 1NP

£750,000

A very spacious and well presented three storey, four bedroom town house situated in an beautiful location with great views, private garden and double garage. This very well proportioned family property, comprises spacious hallway, wc, cloaks, study, large living/dining/kitchen, separate utility, to the first floor there is a family bathroom, two bedrooms and spacious lounge with elevated views, to the second floor there are two generous bedrooms both with en-suite shower rooms. Double glazing, gas central heating, contemporary finishes, stylishly presented throughout. Freehold.





Approached from the Crescent there is a central pathway to the front of the house, access to gas meter and Virgin connections, useful store cupboard with panel for electric meter, mature planting to front with slate chippings.

Composite painted front door and side windows to hallway.

**Hallway**

A spacious wide hallway, glazed door and side window leading through to large kitchen/living room. High quality Amtico flooring, radiator, stylishly presented, understairs cupboard, oak handrail and balustrade to first floor, access to study, wc and large walk-in cloaks cupboard with access to consumer unit.

**W.C.**

Comprising twin flush wc and wash hand basin. Glass tiled splashback, Amtico flooring, radiator. Double glazed window to front.

**Study**

12'5" x 8'3" (3.80m x 2.53m)

Double glazed window looking onto the Crescent. Amtico flooring, radiator.

**Kitchen/Dining**

13'3" x 23'7" (4.06m x 7.20m)

A great social space found at the rear of the house. Full width large double glazed windows and full height French doors plus side window looking out onto a landscaped garden. The kitchen is finished in grey with contrast worktop, sink and drainer with lever mixer tap. Integrated Bosch oven and grill, matching combination microwave, AEG induction hob with extractor over, dishwasher fridge and freezer. Good sized island with three large pan drawers plus informal seating for three. Tiled floor to kitchen, radiator, tiled splashback, modern downlighting to kitchen area with active extraction. Large informal lounge and dining area with radiator, reclaimed timber clad wall, Amtico flooring.

**Utility Room**

6'11" x 6'4" (2.11m x 1.95m)

White gloss base and eye level units provide good storage, plumbing for washing machine and dishwasher, space for additional fridge/freezers, Amtico flooring.

**First Floor Landing**

Oak handrail and balustrade leading up from hallway to second floor, pale grey laminate flooring, radiator, decorated in white. Glazed oak panelled door and full height side window to the living room.

**Living Room**

19'2" x 12'4" (5.85m x 3.77m)

A large stylishly presented living room. Large full length window with amazing elevated views looking onto the Crescent, woodland, elevated views looking towards Cardiff Bay, city centre and surrounding countryside. Pale carpet, two radiators.

**Bedroom 3**

13'3" x 11'5" (4.06m x 3.49m)

A double bedroom. Double glazed window to rear. Pale carpet, neutral decoration, radiator.

**Bedroom 4**

13'3" x 11'5" (4.06m x 3.49m)

A double bedroom. Double glazed window to rear. Pale carpet, radiator, neutral decoration.



**Bathroom**

7'6" x 6'11" (2.30m x 2.11m )

Spacious family bathroom. Comprising panelled bath with shower over, shower screen, wash hand basin and wc, all in contemporary style. Chrome fittings, attractive wall tiles, Amtico flooring, chrome ladder radiator, downlighters, extractor.

**Second Floor Landing**

Oak handrail and balustrade, fitted library to stairwell, loft access, large airing cupboard with Worcester combination boiler.

**Bedroom 1**

18'2" x 13'1" (5.56m x 4.01m)

A bright and light main bedroom. Full height double glazed windows to front with stunning elevated views of surrounding countryside, docklands, towards the Garth, Cardiff Bay and city centre. Large fitted wardrobe, Amtico flooring, radiator, access to en-suite shower room.

**En-Suite Shower Room**

7'0" x 5'11" (2.14m x 1.82m)

Large low profile 'P' shaped shower enclosure with sliding shower attachment and toughened shower screen, matching contemporary close coupled wash basin and wc, all with chrome fittings. Attractive tiling, Amtico flooring, chrome ladder radiator, shaver point, extractor, downlighters.

**Bedroom 2**

23'4" x 13'3" (7.13m x 4.05m)

The larger of the upper floor bedrooms. Two double glazed windows to rear. Built-in wardrobe, spacious dressing area/study area, decorated in white, feature reclaimed timber clad wall, radiator.

**En-Suite Shower Room**

8'6" x 4'6" (2.60m x 1.39m)

Large low profile 'P' shaped shower enclosure with toughened shower screen, chrome shower fittings, close coupled traditional wash basin and wc, all with chrome fittings. Chrome ladder radiator, attractive tiling, Amtico flooring, shaver point, downlighters, extractor.

**Front**

To the front of the property is an attractive landscaped grassed area with seating areas and mature trees. A central pathway leads down to the zigzag path which then accesses the marina and Cardiff Bay. There is a compact front garden laid out with slate chippings, mature planting, useful outside storage, access to gas and electric meters, Virgin media connections.

**Rear Garden**

Good sized tiered rear garden, timber steps to the rear garage. Attractive timber deck with raised beds and planting plus a covered pergola, patio timber shed and some attractive raised beds.

**Double Garage**

19'3" x 19'1" (max) (5.89m x 5.84m (max))

A great space which can be accessed from the garden, two electric up and over doors to front, power and lighting.

**Council Tax**

Band H £4,248.02 p.a. (25/26)

**Post Code**

CF64 1NP

