

202 Westbourne Road

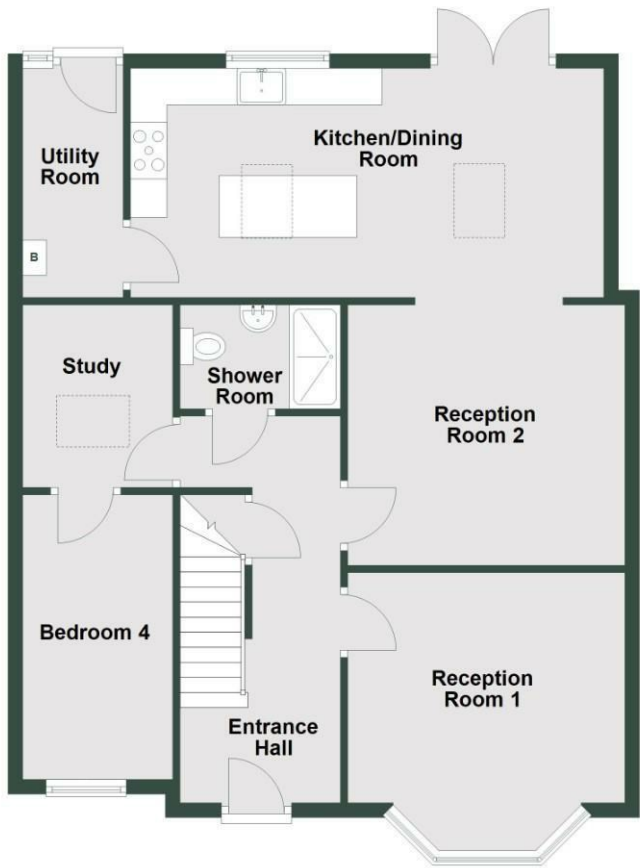


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

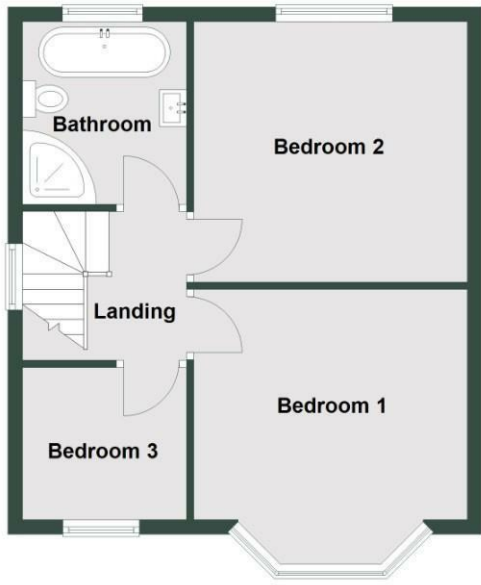
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



Total area: approx. 124.0 sq. metres (1334.6 sq. feet)
202 Westbourne Road

SHEPHERD SHARPE



202 Westbourne Road

Penarth CF64 5BS

£550,000

A much extended 1920's 3/4 bedroom semi detached house situated at the bottom of Westbourne Road. Comprises spacious hallway with cloaks cupboard, living room, middle room which is open plan to the extended kitchen/breakfasting, shower room and wc, side single storey edition which has been converted into a ground floor bedroom and study. To the first floor, three bedrooms and bathroom. Front garden with good off road parking for two cars, private rear garden. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
EU Directive 2002/91/EC		
England & Wales		



Front door to hallway.
Hallway
Tiled floor, radiator, decorated in white, modern downlights. White panelled doors to all ground floor rooms.

Reception Room 1
12'2" (into bay) x 12'4" (3.71m (into bay) x 3.78m)
An attractive uPVC double glazed bay window to front. Laminate floor, radiator, decorated in white, downlights.

Shower Room/W.C.
6'9" x 4'4" (2.07m x 1.33m)
Fully tiled, Travertine/limestone tiled shower room with toughened shower screen, wet room area with chrome shower fittings, wash hand basin and wc, both in white. Chrome ladder radiator, downlights, extractor.

Study
8'8" x 6'8" (2.66m x 2.04m)
Forming part of the side extension, window to roof slope. Laminate floor, radiator, decorated in white, modern downlights.

Bedroom 4
12'6" x 6'8" (3.82m x 2.04m)
A single bedroom. uPVC double glazed window to front. Laminate floor, radiator, semi vaulted ceiling with modern downlights.

Reception Room 2
12'5" x 11'8" (3.80m x 3.56m)
Originally the second reception room now the second living room. Wide opening to extended kitchen. Laminate floor, radiator, decorated in white, modern downlights, pre-wired for wall TV.



Kitchen/Breakfasting Room
21'4" x 10'3" (6.52m x 3.14m)
A full width extension has created and now offers a large bright and light family kitchen. uPVC double glazed windows and doors to rear giving access to the garden, additional light from two velux windows. The dining area has continuation of laminate floor from reception room two, radiator, decorated in white. The kitchen is fitted with attractive shaker style units, solid worktops and island, built-in china sink with lever mixer tap, range cooker, dishwasher, laminate flooring, radiator, decorated in white.

Utility Room
10'3" x 5'0" (3.13m x 1.53m)
A very useful space. uPVC door and window to rear with access to the rear garden. Laminate floor, radiator, plumbing and space for washing machine, dryer, fridge, freezer, access to combination boiler plus additional space/storage.

First Floor Landing
uPVC double glazed window to stairwell. Painted wooden floorboards, downlights, white painted panelled doors to all first floor accommodation.

Bedroom 1
12'5" x 12'1" (3.81m x 3.70m)
uPVC double glazed bay window to front. Laminate floor, radiator, decorated in white, modern downlights.



Bedroom 2
12'7" x 11'7" (3.85m x 3.55m)
uPVC double glazed window to rear. Laminate flooring, radiator, decorated in white, modern downlights.

Bedroom 3
7'1" x 7'1" (2.18m x 2.16m)
uPVC double glazed window to front. Laminate floor, radiator, decorated in white.

Bathroom
8'2" x 7'1" (2.50m x 2.16m)
Refurbished and attractively tiled with contrast floor and wall tiles. Comprising roll top bath with shower cradle and mixer tap, wash basin and wc, both in white with storage beneath, corner shower enclosure with chrome shower fitting. Matching wall cupboard and mirror, chrome ladder radiator, extractor, shaver point loft access via retractable ladder. uPVC double glazed window.

Front Garden
A private front garden with off road parking two cars, mature laurel hedge, charging point for electric vehicle.

Rear Garden
Private enclosed rear garden, patio and lawn.

Council Tax
Band F £3,068.02 p.a. (25/26)

Post Code
CF64 5BS

