



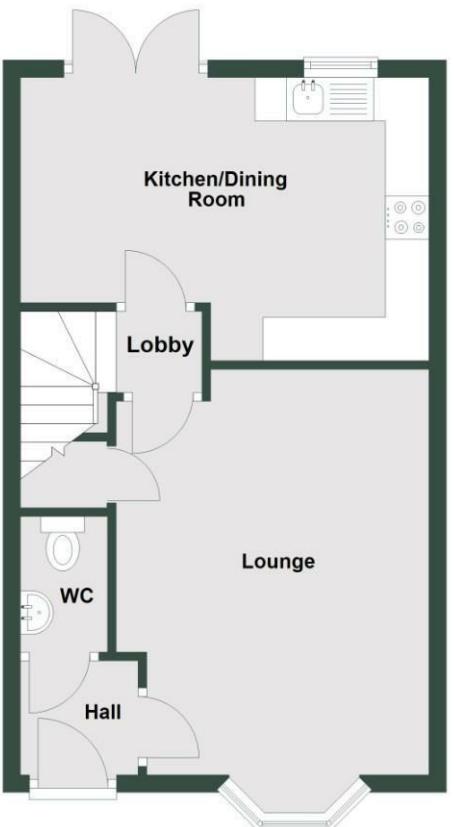
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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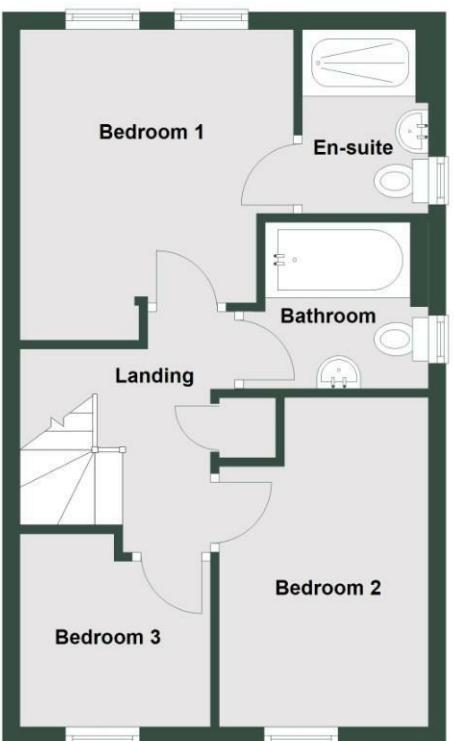
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 75.3 sq. metres (811.0 sq. feet)

20 Rhodfa'r Morwydd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



20 Rhodfa'r Morwydd

Penarth CF64 2UD

£350,000

A most attractive three bedroom semi detached house, found on this extremely popular small modern development. Ideal for young couples with a family or downsizers looking for a low maintenance modern home. Comprises hallway, wc, lounge, kitchen/breakfasting, three bedrooms, en-suite shower room and bathroom. Front garden, enclosed rear garden with driveway/parking for two cars. Attractive contemporary finishes, uPVC double glazing, gas central heating. Freehold.



Composite panelled front door to hallway.

Hallway

Attractive grey vinyl flooring, area for cloaks. Panelled doors to wc and lounge.

W.C.

Half tiled walls, co-ordinating vinyl flooring, wash hand basin and wc in white with chrome fittings, radiator.

Lounge

16'6" x 11'9" (5.04m x 3.60m)

uPVC double glazed bay window to front. Laminate floor, two radiators, decorated in neutral colours, access to deep under stairs storage cupboard. Door to lobby.

Lobby

Staircase with carpet to first floor, panelled door to kitchen/breakfasting room.

Kitchen/Breakfasting Room

15'6" x 10'7" (4.73m x 3.25m)

A good size kitchen/breakfasting room. uPVC double glazed French doors and window to rear looking out onto landscaped garden. The kitchen is fitted to one end of the room and is finished in pale grey with co-ordinating worktop, sink and drainer with lever mixer tap. Stainless steel appliances to include gas hob, electric oven and extractor, integrated fridge/freezer, dishwasher, washer/dryer. Attractive grey wood effect vinyl flooring, space for table and chairs, radiator, downlighting to kitchen, pendant light to breakfasting area.

First Floor Landing

Attractive oak handrail and balustrade, loft access, large airing cupboard/storage. Panelled doors to all first floor rooms.

Bedroom 1

10'7" x 10'6" (3.25m x 3.22m)

An attractive double bedroom. Two uPVC double glazed windows to rear. Pale grey fitted carpet, radiator, decorated in white, recess for wardrobe.

En-Suite Shower Room

6'11" x 4'5" (2.11m x 1.37m)

An attractive shower room with large satin chrome shower enclosure, electric shower fitting, wash hand basin and wc, all in contemporary style with chrome fittings. Attractive pale grey tiling, co-ordinating vinyl flooring, shaver point, extractor, column radiator. uPVC double glazed window.

Bedroom 2

12'9" x 8'0" (3.90m x 2.46m)

uPVC double glazed window to front. Pale grey fitted carpet, radiator, contemporary decoration, recess for wardrobe.

Bedroom 3

7'3" x 7'1" (2.23m x 2.16m)

uPVC double glazed window to front. Pale grey fitted carpet, radiator.



Bathroom

7'1" x 5'11" (2.16m x 1.81m)

Attractively finished. A modern white suite comprising panelled bath, wash hand basin and wc, all with chrome fittings. Half tiled walls, co-ordinating vinyl flooring, mirror, extractor. uPVC double glazed window to side.

Front Garden

Small front garden with slate chippings, access to gas, electric and water meters.

Rear Garden

Enclosed, private rear garden, artificial lawn, traditional raised bed, decking and patio, outside water tap. Gated side access to front garden, off road parking for two cars to the left hand side of the property.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2UD

