

50 Salop Street



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SHEPHERD SHARPE



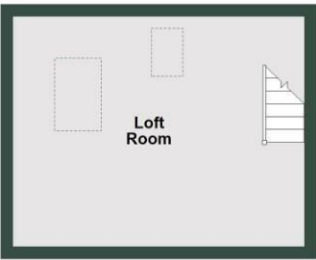
Ground Floor



First Floor



Second Floor



Total area: approx. 118.0 sq. metres (1270.7 sq. feet)
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£410,000

A much improved and very well presented three bedroom mid terrace house found in Penarth town centre with large south facing garden. Comprising semi open plan hallway, lounge/dining room, extended kitchen/breakfast room with side return extension with glazed lantern and doors leading out to a south facing garden. To the first floor there are three bedroom and shower room and an informal converted loft room. The property has substantial external works carried out under the European Funded Grant Scheme, new roof, windows, rendering front and rear, rainwater goods. Gas central heating, uPVC double glazing. 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		
	62	74
EU Directive 2002/91/EC		
England & Wales		



uPVC part glazed panelled front door to porch.

Porch

Cornice, access to electric meter and fuse box.

Hallway

The hallway now is open plan to the reception rooms. Painted balustrade to first floor, carpet, useful under store cupboard, radiator with cover, downlighting.

Reception Room 1

12'2" x 10'6" (3.73m x 3.22m)

A lovely front room. Period fire surround, boxed in gas meter, high ceiling, cornice, neutral decoration, laminate floor.

Reception Room 2

10'6" x 10'0" (3.21m x 3.05m)

Decorated in a similar style, laminate floor, radiator, high ceiling, cornice, plaster moulding.

Kitchen

15'7" x 13'7" (4.75m x 4.16m)

Enlarged by way of a side return extension with roof Lantern and French doors leading out to the garden. The fitted kitchen is finished in cream, contrast worktops, sink with half bowl and drainer. Integrated electric hob, extractor, spit level hob, fridge/freezer, dishwasher. Attractive stone Travertine flooring, modern column radiator, boxed in Vaillant combination boiler (recently installed). uPVC double glazed window. The extension has natural stone flooring and a lovely place to sit with a good view of the south facing garden.

Bathroom

8'1" x 7'3" (2.48m x 2.22m)

Attractive and well presented. A white suite comprising bath with shower over, pedestal wash basin and wc with chrome fittings. Radiator, useful cupboard with plumbing for washing machine and storage. Roof light, uPVC double glazed window.

First Floor Landing

New fitted carpet, traditional balustrade, large store cupboard, access to space saving staircase leading to informal loft room, cornice, downlights and window to rear roof slope creating plenty of natural light. Solid wooden painted panelled doors to first floor rooms.

Bedroom 1

15'8" x 11'0" (4.80m x 3.36m)

A large double bedroom running full width property. Two uPVC double glazed windows to front. Laminate floor, radiator, decorated in neutral colours, decorative cornice.

Bedroom 2

11'1" x 9'1" (3.38m x 2.78m)

A second bedroom. uPVC double glazed window to rear. Two built in wardrobes, radiator, decorated in neutral colours, laminate floor, decorative cornice.

Bedroom 3

8'1" x 10'9" (2.48m x 3.28m)

A good size double bedroom. uPVC double glazed window to side. Carpet, radiator, down lighting.



Shower Room

7'11" x 3'11" (2.42m x 1.20m)

Recently refurbished and tiled. Comprising large satin chrome shower enclosure with rainfall shower and sliding shower attachment, contemporary wash basin and wc with concealed plumbing and built-in storage. Chrome fittings, attractive marble effect tiling, non-slip quality vinyl flooring, downlighting, white contemporary radiator. uPVC double glazed window.

Informal Loft Room

14'5" x 12'2" (4.40m x 3.73m)

An informal loft room, useful storage or hobbies room. Roof light to rear, access to remaining loft areas, power and light.

Rear Garden

A good size south facing rear garden, area of decking outside the rear of the house, established planting, outbuilding/shed, former wc now useful storage area.

Additional Information

The property underwent significant external works as part of the European Funding Grant Scheme which included a new roof, chimney stack, front and rear rendering, rainwater goods, facias downpipes and all window sills.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1HH

