

31 Masefield Road

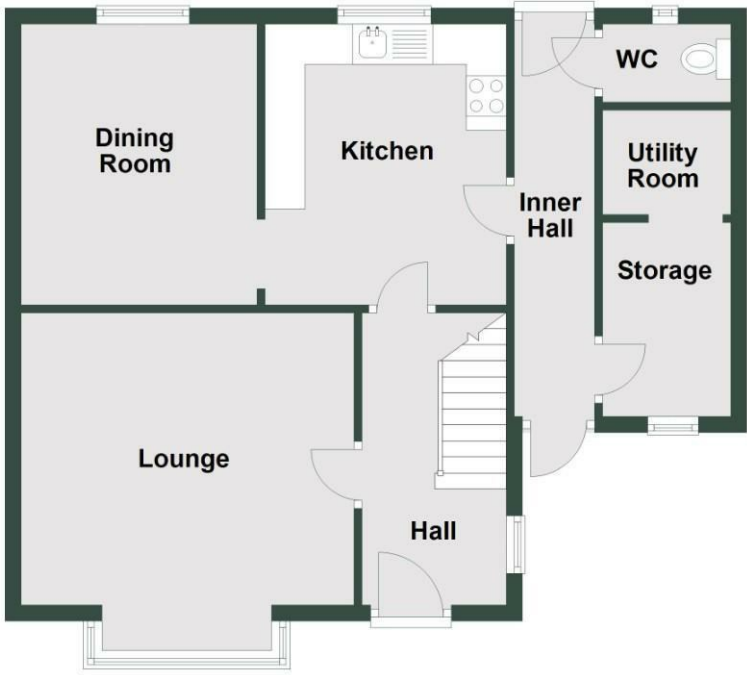


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

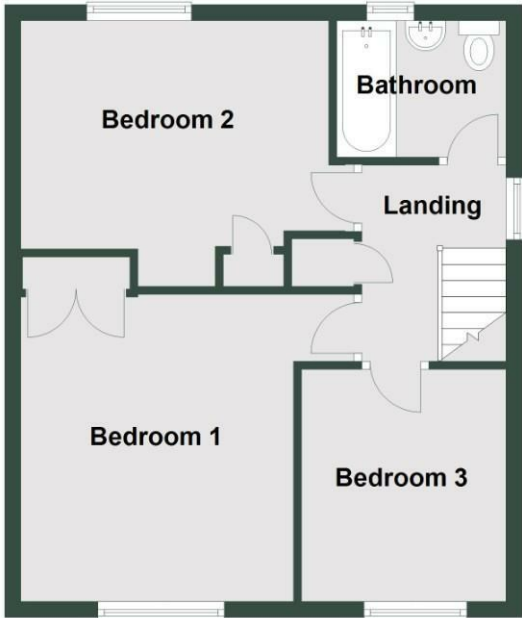
All enquiries: 029 2070 7999
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Lettings enquiries: lettings@shepherdsharpe.com

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

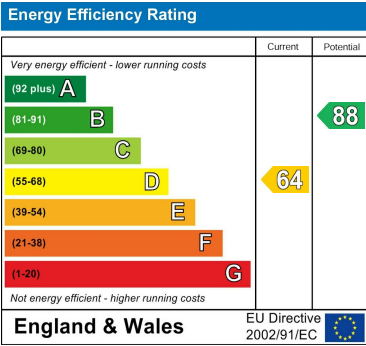
Ground Floor



First Floor



Total area: approx. 101.9 sq. metres (1096.8 sq. feet)
31 Masefield Road



SHEPHERD SHARPE

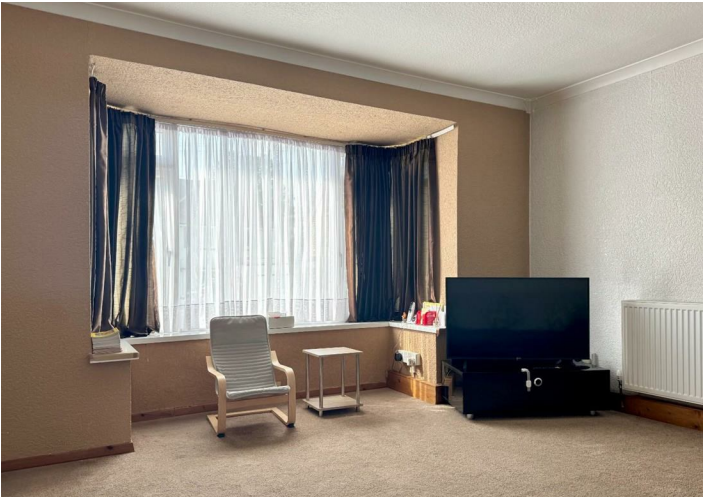


31 Masefield Road

Penarth CF64 2SE

£335,000

A spacious three bedroom semi detached house situated on a very good plot with great potential to extend and enlarge. Comprises porch, hallway, living room, dining room, kitchen, useful outbuildings, wc, three bedrooms and bathroom. Front garden with off road parking for several cars, large rear garden. uPVC double glazing, gas central heating. An excellent family house. Freehold.



Composite part panelled front door to hallway.

Hallway

Recessed matwell, carpet, radiator, useful understairs cupboard with access to electric meter and fuse box. Natural pine panelled doors to all ground floor rooms.

Lounge

14'0" (into bay) x 13'6" (4.27m (into bay) x 4.14m)

A very spacious lounge. uPVC double glazed square bay window to front. Carpet, radiator, neutral decoration.

Kitchen

10'10" x 9'11" (3.32m x 3.03m)

uPVC double glazed window to rear. Fitted kitchen, contrasting grey worktop, composite white sink with mixer tap. Gas hob, oven and grill, tiled floor and splashback.

Dining Room

10'10" x 9'6" (3.32m x 2.90m)

uPVC double glazed window to rear. The dining room could easily be knocked through to create a larger open plan kitchen. Tiled floor, radiator.

Inner Hallway

Two steps lead through to inner hallway which gives access to front and rear gardens.

Utility

12'8" x 5'2" (3.87m x 1.60m)

uPVC double glazed window to front. Extractor, power and lighting.

W.C.

Useful wc, tiled floor. Metal window to rear.

First Floor Landing

Carpet, loft access, cupboard housing Worcester combination boiler. Natural pine panelled doors to all first floor rooms,

Bedroom 1

11'11" x 11'0" (3.64m x 3.36m)

A spacious double bedroom. uPVC double glazed window to front. Built-in wardrobe, carpet, radiator.

Bedroom 2

12'7" x 9'3" (3.85m x 2.84m)

A good size double bedroom. uPVC double glazed window to rear. Carpet, radiator, built-in fitted cupboard/wardrobe.

Bedroom 3

8'10" x 8'5" (2.70m x 2.58m)

A spacious single bedroom. uPVC double glazed window to front. Carpet, radiator, potential for overstairs wardrobe/store cupboard.

Bathroom

6'10" x 5'6" (2.10m x 1.68m)

The bathroom has been recently refurbished. Comprising panelled bath with shower screen, chrome shower fitting, contemporary wash basin and wc, all in white. White tiled splashback, contrast floor tile, chrome ladder radiator, fully tiled. uPVC double glazed window.



Front Garden

The property has excellent frontage and a wide opening and parking for four cars. Hard landscaped with herringbone block pavements.

Rear Garden

Large and private rear garden, fully enclosed with great potential to extend.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2SE

