

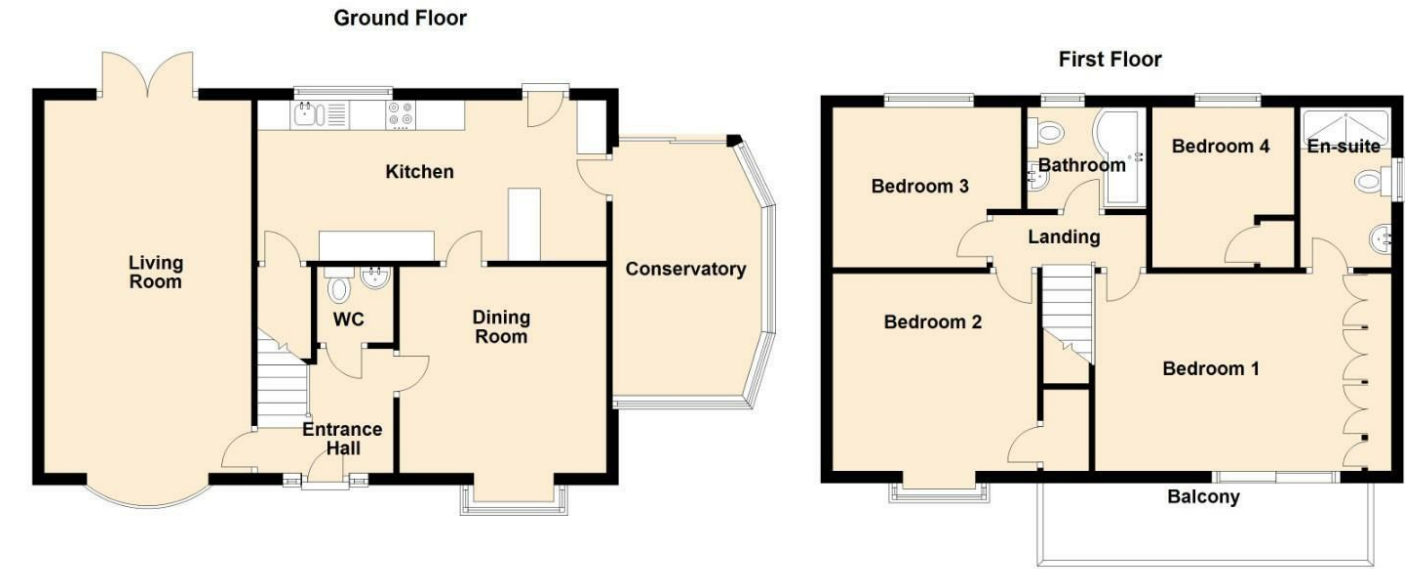
35 Whitcliffe Drive



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



SHEPHERD SHARPE



35 Whitcliffe Drive

Penarth CF64 5RY

Offers Around
£810,000

Situated at the head of a quiet cul-de-sac with views of the Channel from its large front facing balcony and front bedrooms is this superbly maintained detached four bedroom house with double garage. Comprises central hallway, cloakroom/wc, dual aspect lounge, dining room, modern kitchen, utility area, conservatory/garden room, four bedrooms (three of which are doubles), en-suite shower room, contemporary family bathroom. Excellent off road parking to front, access to detached double garage, south facing rear garden. 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		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



uPVC double glazed front door with side windows to hallway.

Hallway
Carpet, radiator, smart contemporary glass and oak balustrade to first floor.

Cloakroom/W.C.
Completely refurbished and very well presented. Comprising wash basin and wc with chrome fittings, attractive tiled flooring and splash back, radiator, extractor.

Lounge
20'8" x 11'4" (6.30m x 3.47m)
A lovely and light room with dual aspect. uPVC double glazed bay window to front, French doors with micro blinds to rear. Solid oak flooring, two radiators, decorated in pale colours.

Dining Room
11'5" x 11'5" (3.50m x 3.48m)
uPVC double glazed box bay window to front. Laminate floor, radiator, decorated in white.

Kitchen
19'5" x 8'7" (5.94m x 2.64m)
A bright and sunny kitchen. uPVC double glazed window and door to rear. The kitchen units are white with dark contrasting granite worktops, built under sink with half bowl and cut away drainer, lever mixer tap. Useful peninsula breakfast bar with seating for two, built-in appliances include Neff induction hob, extractor above, built under Neff fan assisted oven. and split level Neff oven/combi, boxed in Worcester boiler, white tiling to splash back and floor tiles, radiator, modern lighting.

Conservatory
13'1" x 8'2" (4.0m x 2.50m)
A sunny garden room with brick built base, uPVC double glazed to three sides. Tiled floor, radiator, boxed in gas and electric meters.

First Floor Landing
Decorated in white, loft access, carpet from hallway/stairwell.

Bedroom 1
14'2" x 11'6" (4.34m x 3.51m)
A large double room. uPVC double glazed doors with micro blinds leading out onto a contemporary stainless steel and glass balcony with views of the Channel. Large mirror fronted fitted wardrobes, carpet, radiator, decorated in white.

En-Suite Shower Room
The en-suite shower room has been refurbished. Comprising large shower enclosure with chrome shower fittings, twin flush back to the wall wc, contemporary wash basin with glass shelving beneath exposed chrome bottle trap and chrome towel rail, mixer tap. Mirror with lighting, attractive tiling throughout, chrome ladder radiator, modern downlighting. uPVC double glazed window.



Bedroom 2
11'6" x 11'6" (3.53m x 3.52m)
A second double bedroom. uPVC double glazed box bay window to front with good views of the Channel. Carpet, radiator, deep over stairs store cupboard.

Bedroom 3
8'10" x 8'5" (2.70m x 2.59m)
A third double bedroom. uPVC double glazed window looking onto rear garden and open farmland. Carpet, radiator, recess for wardrobe, decorated in white.

Bedroom 4
8'10" x 7'10" (2.70m x 2.41m)
A decent size fourth bedroom presently used as a study. uPVC double glazed window to rear looking out onto garden and open farmland. Carpet, radiator, airing cupboard with hot water cylinder with shelves above.

Bathroom
Completely refurbished and tiled. Comprising bath with shower over and clear shower screen, recessed chrome shower controls, large wash basin with built-in storage beneath and concealed plumbing, lever mixer tap, wall hung twin flush wc. Mirror cabinet with lighting, chrome ladder radiator, contrast floor tile, modern lighting. uPVC double glazed window.

Front Garden
Set well back from Whitcliffe Drive, in a quiet cul-de-sac of just eight houses. Large area of the front garden, lawned with the traditional borders, off-road parking for two cars. access to double garage.

Double Garage
17'0" x 16'0" (5.20m x 4.90m)
Double garage with up and over door to front. uPVC double glazed window and door leading out to rear garden. Power, light, additional loft storage.

Rear Garden
Very private, south facing rear garden presently backing onto open farmland. There is the large 'wrap' around terrace and lawn, rear access to the detached double garage, water tap,

Council Tax
Band H £3,540.02 p.a. (25/26)

Post Code
CF64 5RY

