

17 Rudry Street



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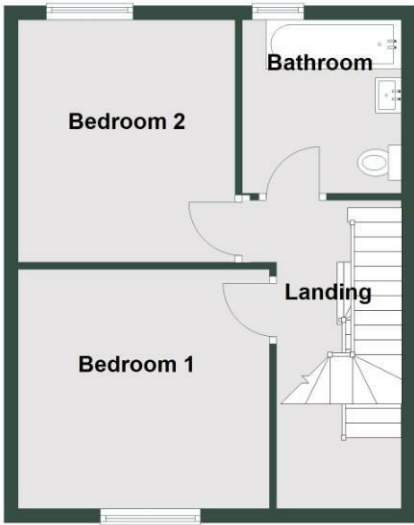
SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



Total area: approx. 111.0 sq. metres (1194.3 sq. feet)
17 Rudry Street

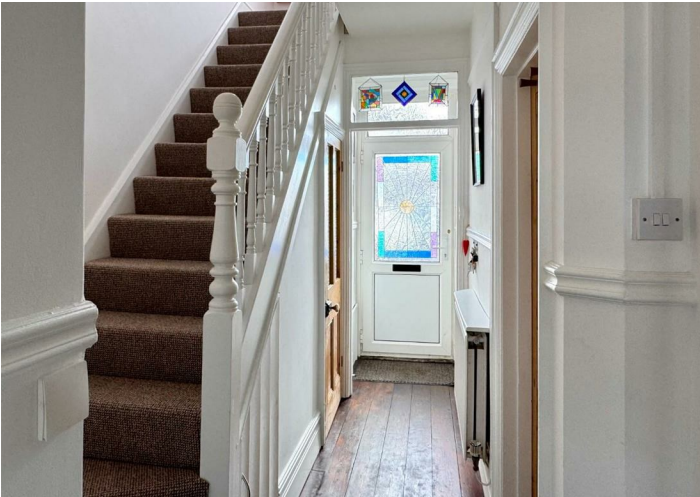
17 Rudry Street

Penarth CF64 2TZ

£415,000

An extremely surprising spacious three double bedroom mid terrace house with formal loft conversion. A lovely bright and light house with some lovely features. Comprises porch, hallway, wc, two reception rooms, large kitchen/breakfasting, to the first floor, spacious landing, two double bedrooms and bathroom, formal loft conversion creating a third double bedroom and en-suite shower room. Small forecourt to front, pretty rear enclosed garden with summer house. 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		
	70	78
EU Directive 2002/91/EC		
England & Wales		



uPVC double glazed front door to porch.

Porch
Stripped wooden floor, open plan to hallway.

Hallway
An attractive bright and light hallway. Stripped wooden floor, radiator, original painted balustrade to first floor, understair cupboard, recessed cupboard on half landing.

W.C.
Quite rare for a smaller terraced house. uPVCdouble glazed window to front. Wash basin with storage beneath, wc, wood flooring.

Reception Room 1
11'3" x 11'6" (3.45m x 3.52m)
A pretty reception room. uPVC double glazed window to front. Fire surround, stripped wooden floor, recessed shelving, picture rail, cornice, radiator. Wide opening to reception room 2.



Reception Room 2
9'11" x 11'6" (3.04m x 3.53m)
Previously two separate rooms now enjoying an open plan aspect. uPVC double glazed windows and French doors to rear. Stripped wooden flooring, original cupboards and glazed shelving, cupboard housing boiler, traditional fire surrond with cast iron insert and slate hearth.

Kitchen
17'6" x 6'11" (5.34m x 2.11m)
A bright and light kitchen. uPVC double glazed windows to side and rear, uPVC door leading to rear terrace. A classic shaker style cream coloured units, contrast square edge worktop, china sink with lever mixer tap. Gas hob, electric oven, plumbing for washing machine and dishwasher, space for tumble dryer. Plenty of wall cupboards and additional space for fridge and freezer, stripped wooden flooring, semi vaulted ceiling to rear with double glazed skylight.



First Floor Landing
A bright and light landing. New carpet, original painted balustrade, staircase in traditional style to second floor, understairs storage. uPVC double glaze window to front.

Bedroom 1
11'3" x 11'3" (3.44m x 3.45m)
A generous double bedroom. uPVC double glazed window to front. Original stripped wooden floor, large built-in wardrobe, built-in shelving, radiator, picture rail.



Bedroom 2
11'4" x 9'3" (3.46m x 2.84m)
A second double bedroom. uPVC double glazed window to rear. Original fire surround with quarry tile hearth and attractive decorative tiles, stripped wooden floor, radiator, picture rail, cupboard to chimney breast recess with shelving, built-in wardrobe.



Bathroom
7'11" x 6'9" (2.42m x 2.08m)
Attractively presented and tiled. Comprising panelled bath with chrome shower fittings, contemporary wash basin with lever mixer tap with storage beneath, twin flush wc, all in white with chrome fittings. Shaver point, mirror cabinet, chrome ladder radiator, modern downlighting. uPVC double glaze window to rear.

Second Floor Landing
New carpet, painted balustrade, access to useful loft area (boarded).

Bedroom 3
18'4" x 10'4" (5.60m x 3.15m)
A generous loft conversion with uPVC double glazed dorma window to rear, two windows to front roof slope. Carpet, radiator, large built-in wardrobe, access to en-suite shower.



En-Suite Shower
8'10" x 3'4" (2.71m x 1.03m)
Attractively presented and tiled. Comprising new shower enclosure with chrome shower fitting and marble effect waterproof wall boarding, wash basin with built-in storage, lever mixer tap, twin flush wc, all in white with chrome fittings. Mirror wall cabinet, radiator, vinyl flooring, downlighting. uPVC double glazed window to rear.

Front Garden
Pretty wall front garden with railings providing good privacy.

Rear Garden
Enclosed rear garden, natural timber steps from the kitchen to a lower terrace, natural paving and terracing, summer house, lawn, bike shed, outside lighting, water supply and power.

Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF64 2TZ

