

33 Willow Close



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

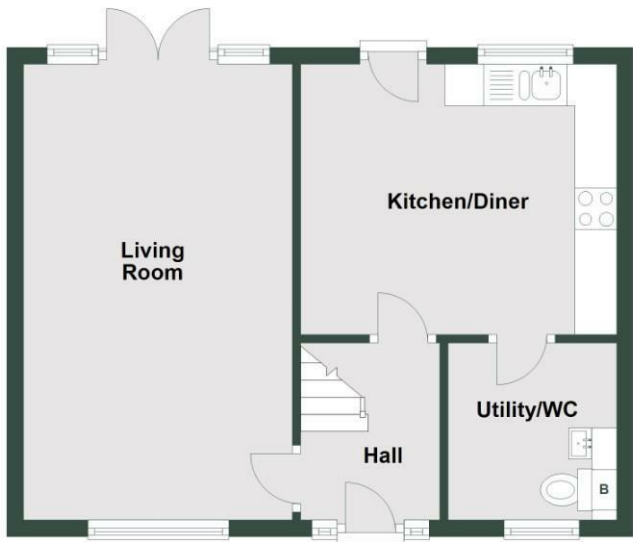
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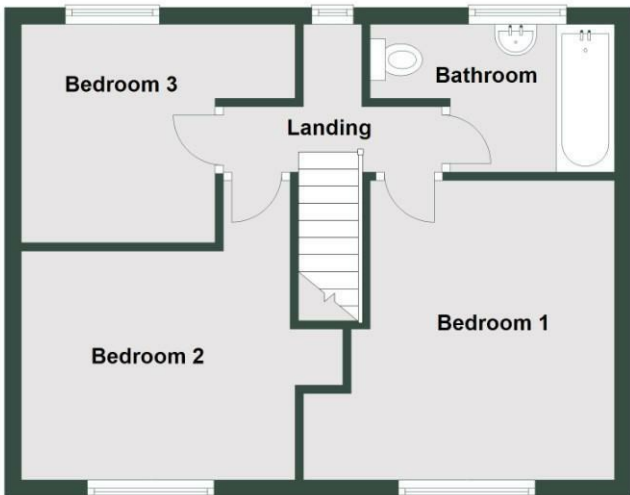
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 77.5 sq. metres (834.7 sq. feet)
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Penarth CF64 3NG

£319,950

A beautifully presented and much improved three bedroom semi detached family house situated in a quiet cul-de-sac with great off road parking for 3 plus cars. In catchment for Victoria and Stanwell schools. Comprises hallway, dual aspect lounge, new Magnet fitted kitchen, separate utility, wc, three bedrooms and modern bathroom. Front garden, professionally landscaped rear garden. uPVC double glazing, gas central heating. A great family house. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



uPVC double glazed panelled front door with matching side windows to hallway.

Hallway

Contemporary laminate flooring, radiator, coving. Moulded panelled doors to all ground floor rooms.

Through Lounge

10'7" x 17'9" (3.23m x 5.41m)

uPVC double glazed window to front and French doors with full height side windows to rear. Attractively presented throughout, laminate flooring, coving, two radiators.

Kitchen/Breakfasting

17'9" x 13'5" (5.41m x 4.09m)

A beautiful kitchen re-fitted a recently by Magnet. Comprising stylish contemporary dark blue units with narrow profile square edged worktops, sink and drainer with lever mixer tap. Stainless steel finish four burner hob, oven, combination microwave, extractor, plumbing for dishwasher, space for American style fridge/freezer, quality flooring. uPVC double glazed window to rear, door leading out to garden.

Utility/W.C.

Handy and well planned. Comprising close coupled wash basin and wc, useful storage cupboards, stacked washing machine and tumble dryer, additional store cupboards, laminate floor, radiator. uPVC double glazed window to front.

First Floor Landing

Carpet, coved ceiling, stainless steel balustrade, drop-down ladder with access to boarded loft area with light. uPVC double glazed window to rear.

Bedroom 1

11'11" x 13'5" (3.63m x 4.09m)

An attractive double bedroom. uPVC double glazed window to rear. Contemporary decoration, fitted carpet, radiator.

Bedroom 2

9'7" x 10'7" (2.92m x 3.23m)

A good size second double bedroom. uPVC double glazed window to front. Carpet, radiator.

Bedroom 3

8'1" x 7'7" (2.46m x 2.31m)

uPVC double glazed window to rear. Carpet, new radiator, coving, recessed wardrobe space.

Bathroom

A larger than average bathroom. Comprising white panelled bath with clear shower screen, shower fitting finished in chrome, pedestal wash basin with cabinet beneath, twin flush wc. Attractive tiling to splash back, tiled floor, column radiator, mirror cabinet, down lighters, coving. uPVC double glazed window.

Front Garden

A good size front garden with excellent off road parking for easily three plus cars, gated side access to store shed and storage.



Rear Garden

A triangular shaped professionally landscaped low maintenance rear garden, feather board fencing to sides, lovely paving immediately outside the kitchen, artificial lawn, triangular area of paving at the bottom of the garden, useful storage and recycling area.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3NG

