

29 Cosmeston Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

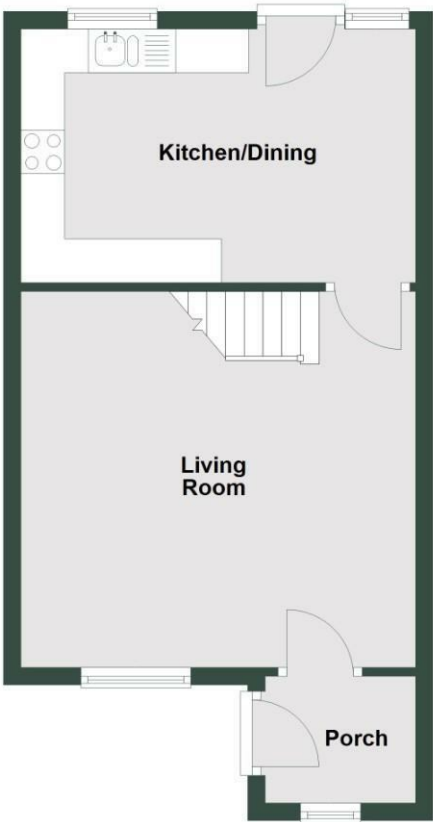
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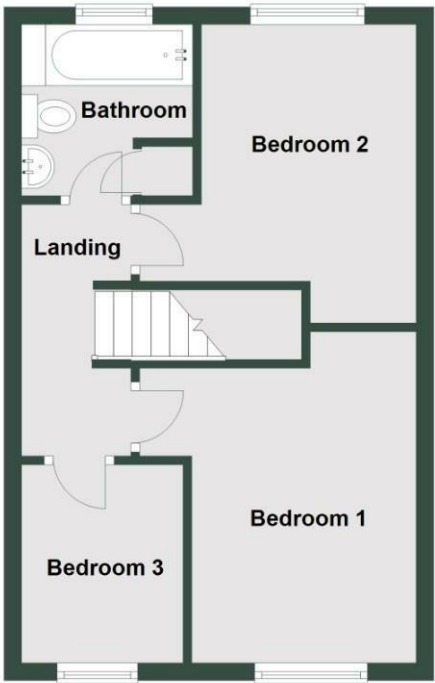
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 68.6 sq. metres (738.1 sq. feet)
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£299,950

A three bedroom mid link house situated in a popular location just a short walk from the cliff top and Cosmeston Country Park. Comprising porch, lounge, kitchen/breakfast room, three bedrooms and bathroom. uPVC double glazing, gas central heating, some cosmetic upgrading required. Small front garden, private rear garden and lane access to parking space and garage. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(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 to porch.

Porch
uPVC double glazed window to front, low level storage, carpet, access to gas meter and fuse box. Part glazed inner door to lounge.

Lounge
15'1" x 14'1" (4.60m x 4.30m)
uPVC double glazed window to front. Staircase to first floor, carpet, radiator, coving. Pine glazed door leading through kitchen/breakfast room.



Kitchen/Dining Room
15'1" x 9'6" (4.60m x 2.90m)
A good size kitchen/breakfast room. Oak panelled units with contrast worktop, china sink with half bowl and drainer, mixer tap. Electric oven, extractor, space for washing machine and fridge/freezer, access to original boiler. The dining area/breakfasting area has carpet tile flooring, radiator, coving. uPVC double glazed window and door to rear garden.

First Floor Landing
Loft access, carpet.

Bedroom 1
10'10" x 8'4" (3.32m x 2.56m)
A double bedroom. uPVC double glazed window to front front. Carpet, radiator, suite of built-in furniture.

Bedroom 2
11'5" (max) x 8'5" (3.50m (max) x 2.57m)
uPVC double glazed window to rear. A small double bedroom with recess for wardrobe. Carpet, radiator.

Bedroom 3
6'4" x 8'1" (1.95m x 2.47m)
A decent single bedroom. uPVC double glazed window to front. Carpet, radiator.

Bathroom
6'9" x 6'5" (2.08m x 1.97m)
In white comprising pine panelled bath, folding shower screen, Triton electric shower, Roca wash basin and wc, with chrome fittings. Chrome radiator, vinyl flooring, white tile splashback, airing cupboard with insulated tank and shelving. uPVC double glazed window.

Front Garden
Pretty front garden with mature tree and planting, central pathway lawn to either side.

Rear Garden
A private rear garden with vehicle access to the rear, giving access to both garage and parking, gated access from the parking area to the rear garden. Paved with large patio and pathway leading to rear gate, lawn and smaller rear patio outside water and power.

Garage
17'11" x 8'3" (5.47m x 2.52m)
Single garage with up and over to front, great storage.

Council Tax
Band D £2,124.01 p.a. (25/26)

Post Code

