

20a Lord Street



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

SHEPHERD SHARPE



Ground Floor



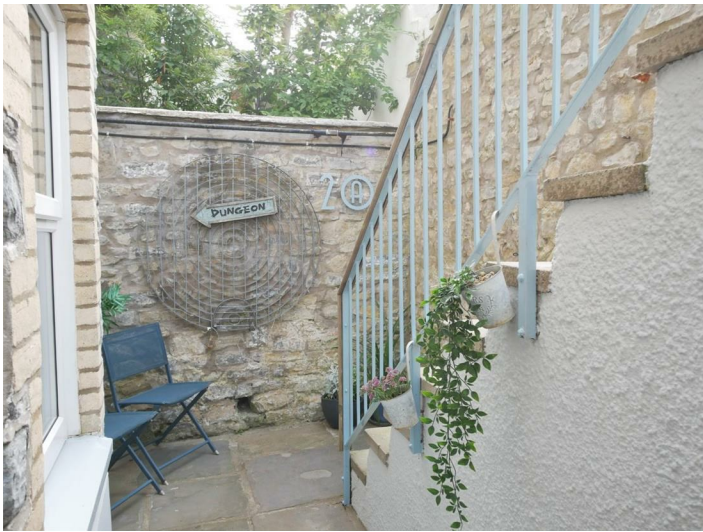
20a Lord Street

Penarth CF64 1DD

£995

A rather lovely lower ground floor one bedroom garden flat situated on the northern edge of Penarth town centre. The property is in excellent condition throughout, is extremely well presented with a stylish bright interior. The property has the benefit of its own private entrance and front courtyard garden plus a private size rear garden with lane access and great views. Comprises small hallway, open plan lounge area with modern kitchen, rear lobby with utility/storage area, bathroom and double bedroom. Private gardens with storage and lane access. Gas central heating, uPVC double glazing. Furnished. Available end of November.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Front
Lovely natural stone boundary wall with well presented steps leading down to lower ground area. A paved, private area with access. Solid hardwood wooden painted part glazed front door to hallway.

Hallway
Tiled area, radiator, glass block wall to one side, access to fuse box, modern lighting.

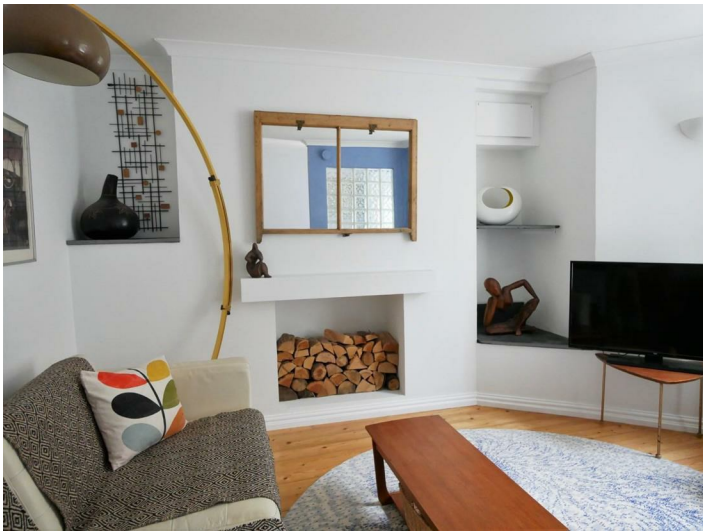
Open Plan Lounge
15'8" (max) x 12'9" (into bay) (4.79m (max) x 3.90m (into bay))
Pretty bay window to front. A lovely bright open plan space with area for informal seating, natural stripped wooden flooring, radiator, plastered walls, small area for table and chairs, coved ceiling, natrual slate shelving, concealed gas meter. Glass block wall to kitchen.

Kitchen
11'8" x 5'3" (3.57m x 1.62m)
Galley style with white base unit, butchers block work top, china built-in sink, lever mixer tap, gas hob, electric oven with extractor above, contrast eye level cupboard, two further white cupboards, all with matching door furniture. Attractive tiled splash back and floor, radiator, space for fridge/freezer, coved ceiling. Painted part glazed panelled door to L shaped rear lobby.

Rear Lobby
Area for cloaks, utility cupboard with plumbing for washing machine, access to Ideal combination boiler (recently installed), tiled floor, electric radiator, large walk-in cupboard with hanging rail and shelving. Painted part glazed door to bathroom and further door to garden.

Bathroom
A contemporary bathroom with panelled bath, shower off mixer tap, large trough style wash basin with mixer tap and concealed plumbing with free standing built-in furniture beneath, twin flush wc. Attractive tiled splash back and shower area, contrast tiled floor, chrome ladder radiator, modern down lighting, extractor. uPVC double glazed window to rear.

Bedroom
11'2" x 8'5" plus wardrobe space (3.42m x 2.58m plus wardrobe space)
uPVC double glazed window to rear. Carpet, radiator, coved ceiling, stylshly presented throughout.



Rear Garden
A large rear terrace garden with decking, outside water supply and lighting, seating area with great views of Cardiff Bay and the city centre beyond. Steps leading down to a lower terrace with another patio, seating area, lane access, traditional line post.

Shed/Storage
10'2" x 5'6" (3.10m x 1.70m)
Good size shed/storage with power and light, space for tumble dryer.

Council Tax
Band B 1,652.01 (25/26)

Post Code
CF64 1DD

