

35 Beechwood Drive



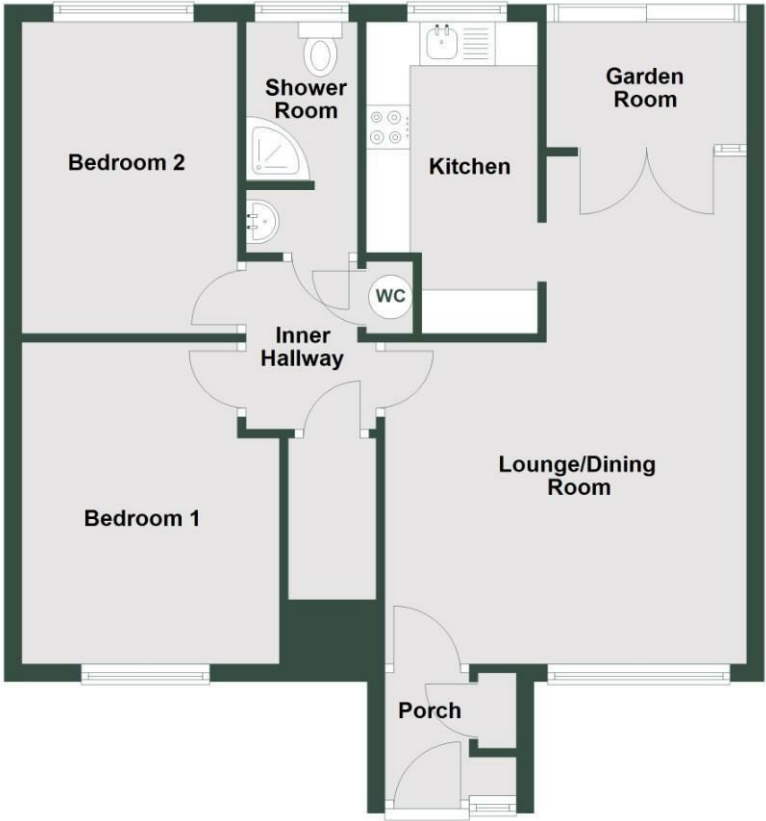
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE

Ground Floor



Total area: approx. 62.8 sq. metres (676.3 sq. feet)
35 Beechwood Drive



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Penarth CF64 3RB

£225,000

A rarely available ground floor two double bedroom garden flat with garage found in an established lower Penarth location, close to Cosmeston Country Park and on a convenient regular bus route to Cardiff and Penarth town centre. Well proportioned and extremely well presented. Comprises porch, lounge/dining room, garden room, nicely appointed and finished fitted kitchen, two good sized double bedrooms, the bathroom has been converted into a more accessible shower room. South facing rear garden, good size front garden, garage (found in a block to the rear of the property). Leasehold (to be extended on completion).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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 hallway.
Hallway
Tiled floor, good size cupboard/storage space for coat and shoes. Multi paned glazed door to lounge/dining room.

Lounge/Dining Room
13'5" x 19'0" (4.11m x 5.80m)
Open plan lounge/dining room. Large uPVC double glazed window to front with vertical blinds. Lounge area with carpet, large storage radiator, traditional fire surround with hearth, neutral decoration. The dining area has attractive wood effect flooring, traditional glazed doors leading to garden.

Garden Room
6'6" x 4'7" (2.0m x 1.40m)
Full height sliding double glazed uPVC patio doors to paved south facing terrace and garden, tiled floor.

Kitchen
11'6" x 6'4" (3.53m x 1.95m)
An attractive contemporary cream coloured high gloss kitchen, contrast dark worktops. Electrolux electric hob, matching stainless oven and extractor, integrated fridge and freezer, plumbing for washing machine. Tiled floor and splashback, coved and plastered ceiling. uPVC double glazed window looking onto garden.

Inner Lobby
Vinyl flooring, large store cupboard, access to airing cupboard with insulated hot water cylinder, coved and plastered ceiling. Moulded panelled doors to bedrooms and shower room.

Bedroom 1
12'0" x 9'5" (3.68m x 2.88m)
A generous double bedroom. uPVC double glazed window with vertical blind to front. Carpet, attractively decorated, electric radiator, coved and plastered ceiling.

Bedroom 2
11'6" x 8'0" (3.52m x 2.44m)
A second double bedroom. uPVC double glazed window to rear. Carpet, neutral decoration, coved and plastered ceiling.

Shower Room
Actively finished and well appointed. Comprising corner shower enclosure with Mira electirc shower, wash basin with chrome mixer tap built-in storage, twin flush wc. Attractive mirror cabinet, lighting, attractive floor tiles. uPVC double glazed window with privacy glazing.

Front Garden
The property is set well back from Beechwood Drive with lawn and central pathway.

Rear Garden
Mostly paved with raised borders.

Garage
The garage is found in the rear block and is the fourth garage along from the left hand side, grey/blue up and over door.



Lease Details
Lease 99yrs from 1972 (to be extended on completion with extended lease for 90yrs).
Maintenance - No service charge.
Ground Rent £20 p.a.

Council Tax
Band C £1,888.01 p.a. (25/26)

Post Code
CF64 3RB

