

17 Britten Road

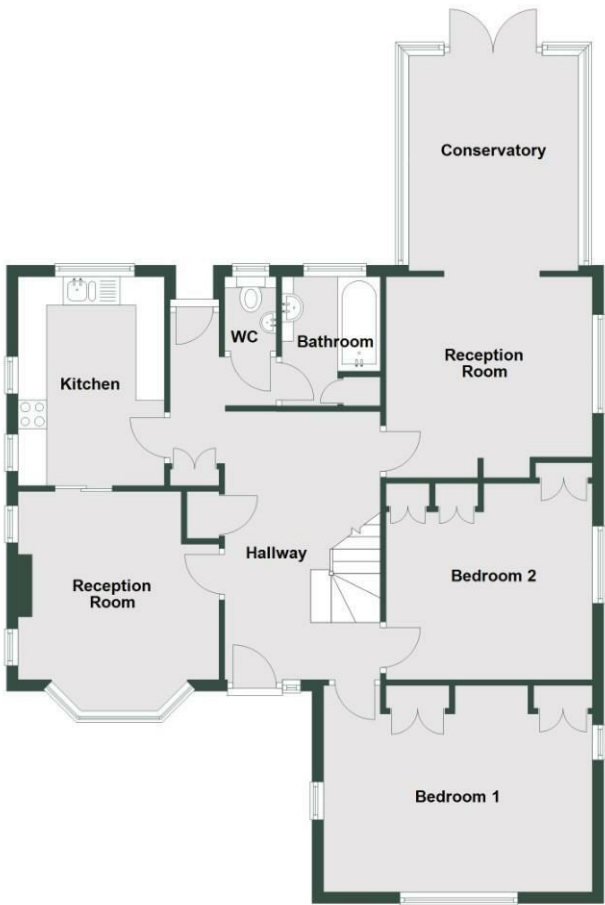


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

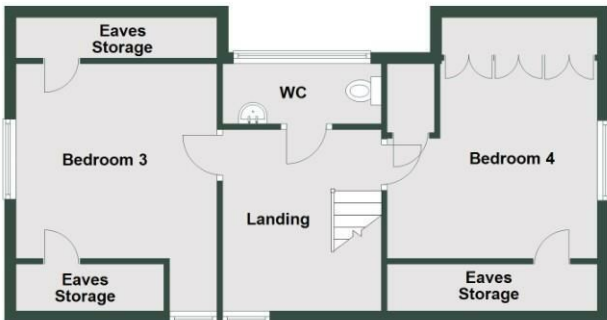
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



Total area: approx. 140.3 sq. metres (1510.5 sq. feet)
17 Britten Road

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		
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



17 Britten Road

Penarth CF64 3QJ

£645,000

Situated at the end of a quiet cul-de-sac in lower Penarth is this deceptive four bedroom detached dormer bungalow set in generous grounds with extremely large garden to rear. The property has great potential to further enlarge or extend but is a lovely property for those seeking a spacious versatile home. The property is found in catchment for Evenlode and Stanwell schools. Comprises spacious central central hallway with deep cloaks cupboard, rear facing lounge with conservatory off, further front sitting room leading through to the kitchen, rear lobby, shower room, separate wc and two bedrooms on the ground floor. To the first floor there are two bedrooms and a modern wc. Front garden with driveway, garage plus outbuildings, large garden. uPVC double glazing, gas central heating. Freehold. NO FORWARD CHAIN.



Pathway to the front garden, uPVC double glazed front door with stained glass to hallway.

Hallway
15'1" x 8'11" (4.60m x 2.72m)

A very spacious hallway, original parquet flooring, radiator, coved ceiling, deep cloaks cupboard with access to electric meter and fuse box, traditional handrail and balustrade leading to first floor. Moulded panelled doors to all ground floor rooms.

Rear Lounge
11'11" x 11'11" (3.64m x 3.64m)

uPVC window to side and wide opening through to large conservatory. Carpet, radiator, coved ceiling.

Conservatory
12'8" x 9'10" (3.88m x 3.00m)

A lovely garden room. uPVC double glazed to three sides, French doors leading out garden, polycarbonate roof panels (which could be insulated for a more all year around proposition). Tiled floor, two radiators, power and lighting.

Reception Room 2
14'11" x 12'11" (4.55m x 3.95m)

A front facing room looking across the front garden and down the cul-de-sac. uPVC double glazed broad bay window to front, two uPVC double glazed windows to side. Original tiled fireplace (still working), coved ceiling, carpet, radiator. Sliding door to kitchen/breakfast room.

Kitchen
11'11" x 11'7" (3.65m x 3.54m)

The kitchen could be enlarged by knocking through to the front reception room. Two uPVC double glazed windows to the side, large uPVC window looking onto the rear garden. The kitchen is not new but is in solid wood with contrast worktop, sink with half bowl and drainer, lever mixer tap. Stoves gas hob, electric oven and grill, matching hood, integrated dishwasher, fridge and freezer. Vinyl flooring, tiled splashback, radiator, space for small breakfast table and chairs, Worcester Bosch condensing boiler.

Rear Lobby
The rear lobby can also be accessed from the hallway. There is a useful store cupboard with additional overhead storage, carpet coved ceiling. Door leading to additional rear lobby for additional security, door leading out to garden.

W.C.
Recently upgraded. Modern wash basin and wc, with contemporary fittings. Tiled, chrome ladder radiator.

Shower Room
The shower has been recently upgraded. Modern panelled bath with shower over, waterproof acrylic wall boarding, wash basin with built-in cupboard beneath. Tiled walls, attractive mirror cabinet with light, chrome ladder radiator, airing cupboard with insulated tank and shelving. uPVC double glazed window.

Bedroom 1
15'5" x 11'11" (including wardrobe space) (4.70m x 3.64m (including wardrobe space))
uPVC double glazed windows front and side, original circular stained glass window. Carpet, radiator, coved ceiling.



Bedroom 2
11'11" x 10'0" (3.64m x 3.07m)
An attractive second bedroom. uPVC double glazed window. Original parquet flooring, three built-in wardrobes/store cupboards, radiator, tongue and groove panelling to ceiling.

First Floor Landing
Spacious landing, carpet, loft access.

Bedroom 3
14'9" (max) x 12'3" (4.50m (max) x 3.75m)
A spacious double bedroom. uPVC double glazed windows front and side. Access to a remaining loft space via two doors, carpet, radiator.

Bedroom 4
11'11" x 10'5" (3.64m x 3.18m)
uPVC double glazed window to side. Built-in wardrobes, access to remaining loft, boxed in cold water tank, carpet, radiator.

W.C.
More recently upgraded with plastered walls and ceiling. uPVC double glazed window to rear. Vinyl flooring, contemporary wash basin and wc. Tiled splashback, chrome ladder radiator.

Front Garden
The front garden is mostly lawned, driveway to garage, off-road parking for several vehicles, gate leading to large area of side garden.

Rear Garden
The rear garden is predominantly west facing but 'wraps around' the rear of the property. A suprisingly large garden and a good space for children, potential to extend, patio, access to the garage and storage. Mainly laid to lawn with some established planting several mature trees, including three lovely silver birch trees, outside water supply, lighting. The property is built in an attractive brick with a high quality rosemary tiled roof. The rear garden boundaries face onto established houses in Lavernock Road and St Marks Road. There are three additional storage areas at the side of the garage.

Garage
28'10" x 9'7" plus recess (8.80m x 2.94m plus recess)
Original garage to the front, to the rear is an area which is more of a workshop/garden shed area. Window to side, power and light, separate fuse box.

Council Tax
Band G £3,540.02p.a. (25/26)

Post Code
CF64 3QJ

