

28 High Street



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



Total area: approx. 105.4 sq. metres (1134.5 sq. feet)
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£345,000

Situated on the northern edge of town is this great project property. Quite a rare stone bay fronted late Victorian house three bedroom house with private west facing garden. The property is recommended to those who would like a project and can budget for improvements to be made. Comprises porch, hallway, pretty front room, middle room, third reception room, extended kitchen. To the first floor there are three bedrooms and bathroom. Garden to front, private west facing rear garden. Convenient central town centre location, in catchment for Albert Road and Stanwell schools. Gas central heating, uPVC double glazing. Freehold.

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		
England & Wales		
EU Directive 2002/91/EC		



New panelled composite front door to porch.

Porch
Providing weather protection to the house. Parquet flooring, cupboard housing the gas meter. Glazed door to hallway.

Hallway
Parquet flooring, radiator, high ceiling, traditional balustrade, two deep cupboards, door giving access to the side return and rear garden.

Reception Room 1
13'11" x 12'4" (4.25m x 3.77m)
uPVC double glazed bay window to front. Tiled fireplace, gas fire, radiator, cornice.

Reception Room 2
10'7" x 9'8" (3.25m x 2.95m)
A second reception room. Window to rear. Original cupboards to chimney breast recess, carpet, radiator, refurbishment required.

Reception Room 3
11'10" x 9'9" (3.62m x 2.98m)
A third reception room which could be knocked through to the kitchen. Door leading to extended kitchen. Parquet flooring, gas fire (untested), radiator, coved ceiling.

Kitchen
11'4" x 8'10" (3.46m x 2.70m)
Extended with a fibre glass flat roof and could be knocked into the third reception room to create a much larger kitchen/breakfasting. uPVC double glazed window and door. The kitchen is dated but perfectly usable. Sink and drainer, plumbing for washing machine, space for fridge/freezer and cooker, tiled floor, radiator.

First Floor Landing
Loft access.

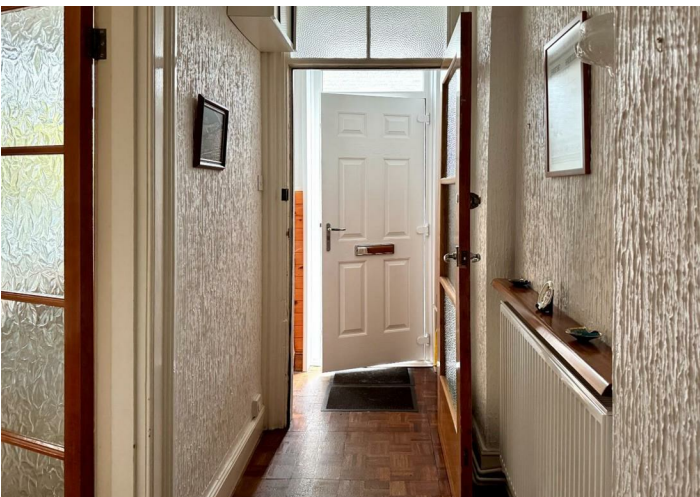
Bedroom 1
15'10" x 10'10" (4.84m x 3.32m)
A good sized double bedroom the full width of the front of the house. Two uPVC double glazed windows. Carpet, radiator, wardrobe/storage to one chimney breast recess.

Bedroom 2
9'10" x 10'7" (3.0m x 3.24m)
A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, cupboard, shallow storage to one chimney breast recess.

Bedroom 3
8'10" x 7'9" (2.71m x 2.37m)
The smallest of the three bedrooms. uPVC double glazed window to rear. Carpet, radiator, access to airing cupboard with Vaillant combination boiler.

Bathroom
A compact bathroom. Comprising panelled bath with electric shower over, wash basin and wc, all in white. Tiled walls, vinyl flooring, radiator. Upgrading required.

Front Garden
Walled front garden providing some privacy to the house.



Rear Garden
West facing rear garden looking onto Plassey Square. Presently a little overgrown, requiring some work. Please note the single storey extension has had a fibreglass roof.

Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF64 1EZ

