

19 Hastings Place



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

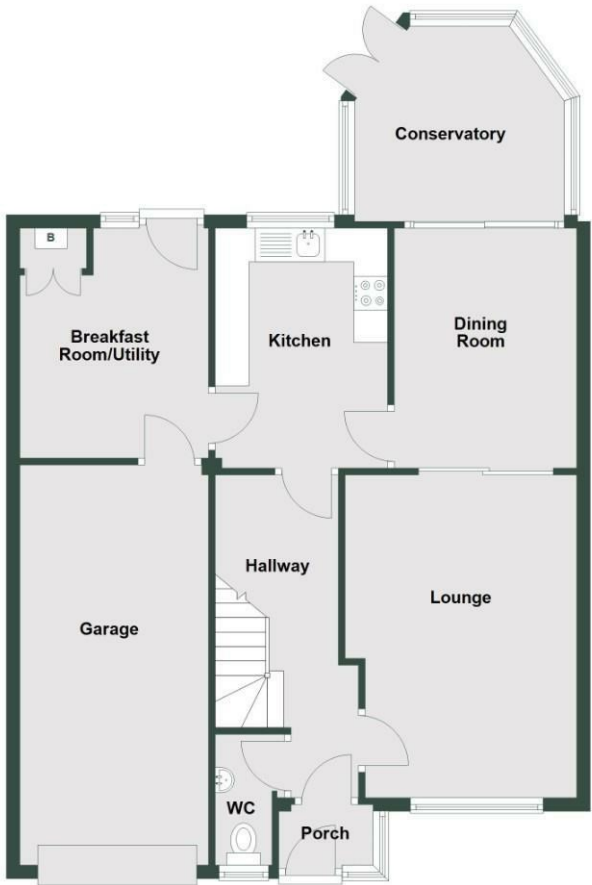
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

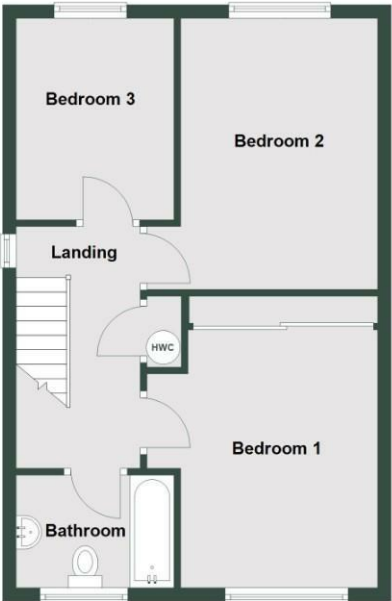
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 110.2 sq. metres (1186.1 sq. feet)  
**19 Hastings Place**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

19 Hastings Place

Penarth CF64 2TD

£450,000

A rare modern three bedroom detached house and one of only four properties found in this location. The property does require some updating but has been extremely well cared for. Comprises porch, hallway, wc, lounge, dining room, kitchen/breakfasting room, access to garage. Three good bedrooms and bathroom to first floor. Generous off road parking, garage, large private rear garden. uPVC double glazing, gas heating. Freehold. NO FORWARD CHAIN.



uPVC double glazed front door and side windows.

**Porch**  
Carpet, door to porch, access to electric meter.

**Hallway**  
Carpet, radiator, useful understairs storage area.

**W.C.**  
Comprising wash basin and wc, both in white. uPVC double glazed window to front. Fuse box, carpet, area for cloaks.

**Lounge**  
11'4" x 15'8" (3.46m x 4.80m)  
A good size lounge. uPVC double glazed window to front looking onto garden, sliding glazed doors leading through to dining area. Carpet, radiator, pine fire surround with living flame coal effect gas fire, marble hearth, carpet.

**Dining Room**  
11'8" x 8'11" (3.56m x 2.72m)  
A decent dining area. Double glazed patio doors leading out to conservatory. Carpet, radiator, door to kitchen.

**Conservatory**  
10'2" x 9'6" (3.10m x 2.90m)  
Glazing to three sides, uPVC double glazed clear glass roof panels, French doors leading to patio and garden. Carpet, radiator, power.

**Kitchen**  
12'2" x 8'4" (3.73m x 2.55m)  
Attractive pale panelled kitchen units, sink and drainer. Built-in oven and grill, electric hob, space for fridge, potential space for dishwasher, tiled walls, carpet, radiator. uPVC double glazed window to rear. Potential to knock through into breakfast room/utility to create a larger open plan family space.

**Breakfast Room/Utility**  
10'9" x 9'2" (3.28m x 2.80m)  
uPVC double glazed door and window looking onto garden. Carpet, radiator, plumbed in washing machine, Glow Worm boiler (recently installed), carpet, radiator, access to garage.

**Integral Garage**  
19'0" x 9'3" (5.80m x 2.82m)  
Accessed from breakfast room, access to gas meter, power, light, stopcock. Potential to convert.

**First Floor Landing**  
uPVC double glazed window to side. Loft access, airing cupboard with insulated tank and shelving, programmable controls for heating and hot water, carpet.

**Bedroom 1**  
12'6" x 11'4" (3.82m x 3.46m)  
A double bedroom. uPVC double glazed window to front. Large built-in wardrobe, carpet, radiator.

**Bedroom 2**  
12'9" x 9'8" (3.90m x 2.96m)  
A second double bedroom. uPVC double glazed window to rear. Suite of built-in bedroom furniture, carpet, radiator.



**Bedroom 3**  
7'8" x 9'10" (2.35m x 3.00m)  
uPVC double glazed window to rear. Carpet, radiator.

**Bathroom**  
8'1" x 5'6" (2.48m x 1.70m)  
Three piece suite comprising panelled bath with Mira shower, twin flush wc and wash basin. Mirror cabinet, glass shelf, radiator, tiled walls. uPVC double glazed window front with frosted glass.

**Front Garden**  
Landscaped front garden with block paviour driveway, parking for two plus cars, access to large garage, planted raised beds.

**Rear Garden**  
A private and mature rear garden, patio, generous lawned area, well stocked beds, sturdy feather board fencing to the boundaries.

**Council Tax**  
Band F £3,068.02 p.a. (25/26)

**Post Code**  
CF64 2TD

