

72 Dochdwy Road

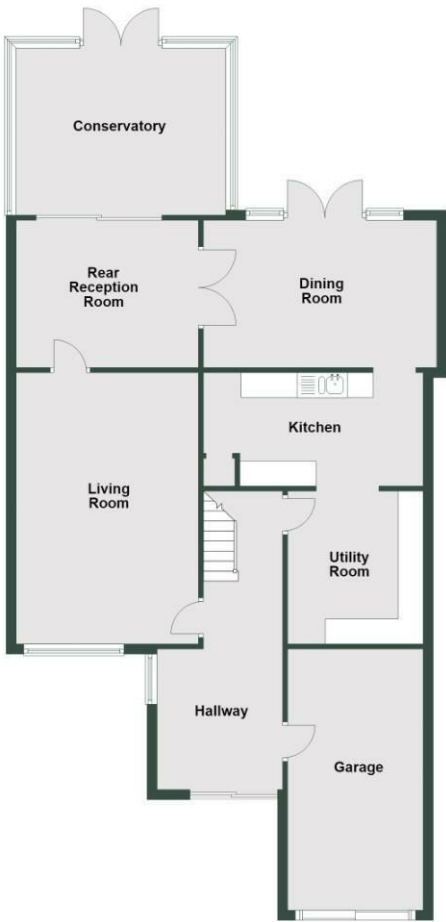


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

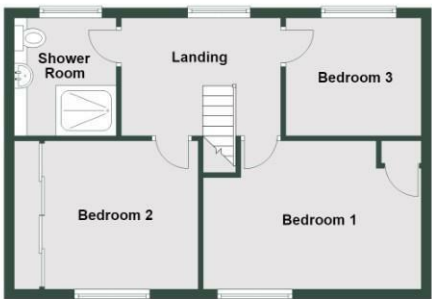
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)
72 Dochdwy Road

SHEPHERD SHARPE



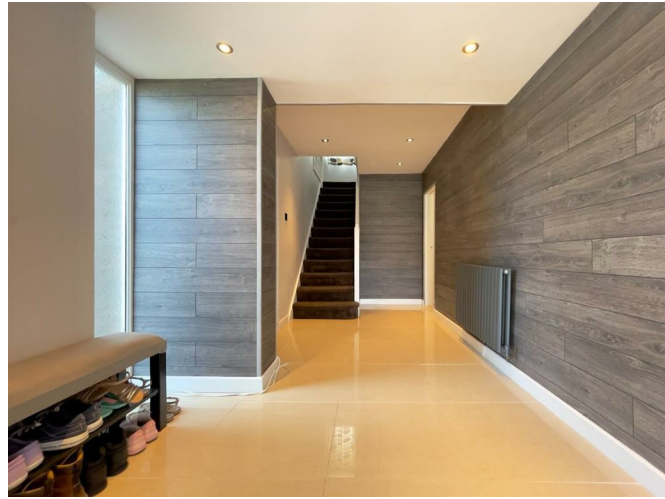
72 Dochdwy Road

Llandough CF64 2PE

£485,000

An extended three bedroom detached family house offering well thought out accommodation, situated in an established residential area with easy access to Llandough Hospital, Penarth town and the City of Cardiff. Comprising hallway, living room, second reception room, conservatory, dining room, kitchen, utility room, three bedrooms and shower room. Extensive driveway and parking to front, integral garage, fully landscaped rear garden with a sunny aspect. Gas central heating, uPVC double glazing. Freehold. NO ONWARD CHAIN.

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	



Frosted sliding doors to front.

Hallway

19'6" x 8'2" (max) (5.96m x 2.51m (max))

Ceramic tiled flooring, recessed LED spotlights, decorative glazed window to side, radiator, carpeted stairs to the first floor.

Living Room

17'6" x 11'11" (5.34m x 3.64m)

Large uPVC double glazed window to front. Modern polished stone fireplace with matching hearth and mantle, electric fire, radiator. Door to rear reception room (currently playroom).

Rear Reception Room

9'7" x 11'11" (2.94m x 3.64m)

Currently used as a playroom. Carpet, LED spotlight, vertical wall mounted radiator, side door to the conservatory and double doors to kitchen.

Conservatory

10'11" x 13'8" (3.33m x 4.18m)

uPVC frosted roof, windows with blinds, double doors out to the rear garden. Wood laminate floor, modern panelling to walls, wall mounted uplight, power sockets.

Dining Room

9'7" x 15'3" (2.94m x 4.66m)

French doors leading directly out to the rear garden. Ceramic tiled floor, inset spot lights, wall mounted radiator, high level breakfast bar. Opening through to the kitchen.

Kitchen

7'4" x 14'4" (2.26m x 4.39m)

Modern gloss fitted wall and base units, laminate wood effect worktops, sink and drainer with mixer tap. Bosch oven and grill, gas hob, dishwasher, under stair storage, tiled splashback, ceramic tiled floor, LED spotlights.

Utility Room

10'0" x 8'3" (3.05m x 2.52m)

Window to side. Fitted units matching the kitchen, tiled splashback, plumbing for washing machine, radiator.

First Floor Landing

7'10" x 10'5" (2.41m x 3.18m)

Large window to rear. Carpet, wall mounted lighting, loft hatch.

Bedroom 1

10'0" x 11'0" (3.06m x 3.37m)

Window to front. Carpet, ceiling light, built-in cupboard, radiator.

Bedroom 2

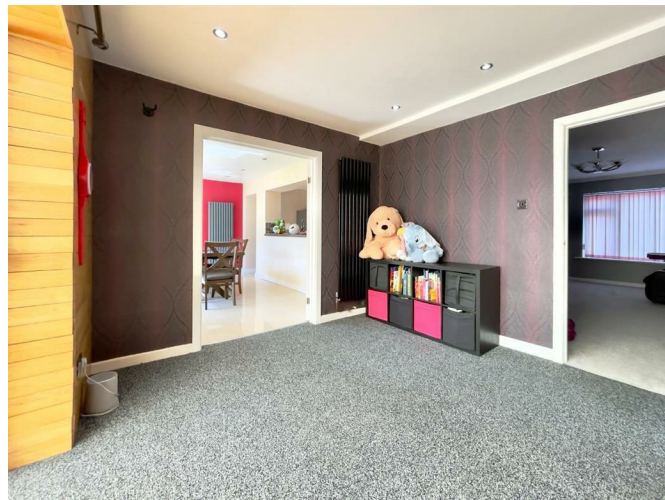
9'8" x 10'0" (plus built-in wardrobes) (2.96m x 3.07m (plus built-in wardrobes))

Window to front. Carpet, pendant ceiling light, built-in wardrobes, radiator.

Bedroom 3

7'7" x 8'8" (2.33m x 2.66m)

Window to rear. Carpet, ceiling light, radiator.



Shower Room

7'10" x 6'8" (2.41m x 2.04m)

Comprising large double shower enclosure with rainfall shower fitting and glass door, wash basin inset to vanity unit with storage beneath, modern wc. LED spotlights, extractor fan, wall mounted chrome heated towel rail. Frosted window to rear.

Integral Garage

17'1" x 8'10" (5.21m x 2.70m)

Linked to the entrance hall and front driveway. Power and light, access to meters, electrically operated up and over door.

Front Garden

Good size driveway provides parking for numerous vehicles, side access to rear garden.

Rear Garden

A good size rear garden, paved seating area and pathway, mainly laid to lawn with defined walled boundaries.

Council Tax

Band F £3,251.62 p.a. (26/27)

Post Code

CF64 2PE

