

43 Pearse Close



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

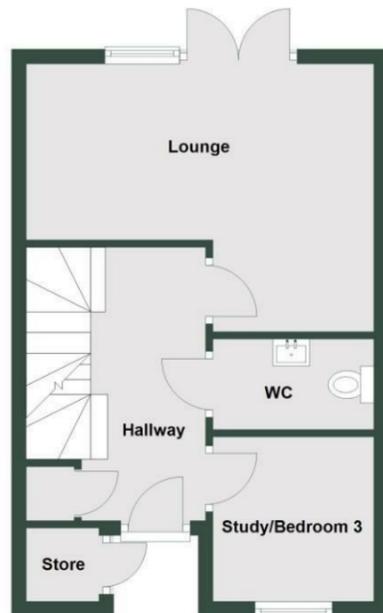
SHEPHERD SHARPE



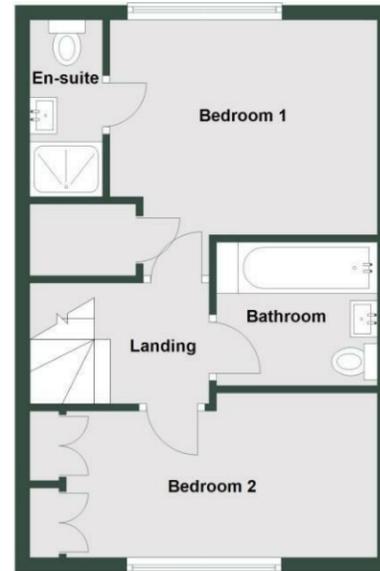
Lower Ground Floor



Ground Floor



First Floor



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

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Penarth CF64 1TH

£359,950

A beautifully presented three storey three bedroom house with great views of Cardiff Bay. Comprising spacious hallway, cloakroom/wc, cloaks cupboard, rear facing lounge, study/3rd bedroom, staircase leading down to inner lobby with large pantry/store cupboard, generous kitchen/dining room which looks onto a landscaped low maintenance rear garden, to the first floor there are two bedrooms, en-suite and family bathroom. Double glazing, gas heating, fitted carpets, allocated parking. Viewing essential. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

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Painted composite double glazed front door to hallway.

Hallway

Attractive spacious hallway, traditional style handrail and balustrade to first and lower ground floors. Neutral decoration, controls for heating, access to deep cloaks cupboard, radiator.

W.C.

6'3" x 3'10" (1.91m x 1.18m)

Roca modern two piece suite comprising wall hung wash basin with chrome bottle trap and lever mixer tap and twin flush wc with concealed cistern. Attractive vinyl flooring, radiator, extractor, neutral decoration.

Lounge

15'6" x 12'0" (4.74m x 3.67m)

A lovely living room with full height double glazed windows, Juliette balcony with stainless steel finish looking out towards Cardiff Bay, city centre and Penarth marina. Carpet, neutral decoration, two radiators.

Study/Bedroom 3

7'3" x 7'2" (2.23m x 2.20m)

Currently used as an office/occasional bedroom. Double glazed window to front with integrated venetian blind. Carpet, radiator.

Lower Ground Floor

Store cupboard/pantry.

Kitchen/Breakfast Room

16'10" x 12'0" (5.15m x 3.68m)

A spacious kitchen/breakfast room with space for table and chairs and informal seating. Double glazed French doors and windows looking onto the rear garden. Contemporary style fitted kitchen with a range of base and eye level units, sink and drainer, worktops. Integrated appliances include washing machine, hob, oven and grill, fridge, freezer, high quality vinyl flooring, radiator.

First Floor Landing

Carpet, attractive oak handrail and balustrade with stainless steel door furniture to all rooms.

Bedroom 1

11'10" x 9'9" (3.61m x 2.98m)

A beautiful rear facing double bedroom. Double glazed window looking out across Penarth Marina, Cardiff Bay and city centre. Carpet, radiator, neutral decoration, useful over stair store/boiler cupboard, radiator.

En-Suite Shower Room

6'7" x 2'11" (2.02m x 0.90m)

Beautifully presented. Comprising satin chrome shower enclosure with shower, wash hand basin with lever mixer tap and chrome bottle trap, twin flush wc with concealed cistern. Attractive tiling, modern lighting, extraction, chrome ladder radiator.

Bedroom 2

13'6" x 6'7" (4.12m x 2.03m)

A lovely double bedroom. Three large double glazed windows with venetian blinds. Large built-in wardrobes in attractive shaker style with oak panelled doors, carpet, radiator.



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Bathroom

7'2" x 6'5" (2.20m x 1.96m)

Comprising panelled bath with shower screen, shower off the mixer tap, wash hand basin with bottle trap and lever mixer tap, twin flush wc. Chrome ladder radiator, modern lighting, extraction, attractive tiled walls and floor.

Front

Opening directly onto Pearse Close with parking immediately in front of the house, outside lockable storage, access to gas and electric meters.

Rear Garden

A very private and enclosed rear garden with full width terrace, steps leading down to an additional seating area with artificial lawn, attractive raised beds and planting. Generally laid out with low maintenance in mind.

Additional Information

Service charge for the maintenance at Penarth Heights £151.58 p.a. (2025)

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 1TH

