

12 Station 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

SHEPHERD SHARPE



12 Station Road

Penarth CF64 3EP

£2,000

A three storey end terrace five bedroom house situated close to Penarth town centre, railway station and all local services and amenities. Comprises porch, hallway, three reception rooms, downstairs cloakroom, kitchen, three bedrooms and bathroom with separate shower to first floor, two bedrooms and bathroom to second floor. Forecourt to front, attractive landscaped rear garden. uPVC double glazing, carpets, gas central heating. Unfurnished. Available end of June.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Half glazed panelled front door to porch.
Porch
Mat well, access to gas meter, cornice, timber flooring, opening into hallway.

Hallway
Original timber flooring, radiator, traditional balustrade to first floor, stripped panelled doors to all ground floor accommodation.

Reception Room 1
15'5" x 14'2" (4.72 x 4.34)
Bay window to front. Period fireplace, stripped timber flooring, two radiators, picture rail, cornice.

Reception Room 2
11'10" x 10'9" (3.61 x 3.30)
Timber French doors leading to rear terrace and garden. Stripped timber flooring, radiator, cornice, traditional fireplace with open hearth.

Cloakroom
Corner wash basin, low level wc, quarry tiled floor, tongue and groove panelling to walls, down lighter.

Reception Room 3
18'9" x 10'0" (5.74 x 3.05)
uPVC windows to side. Attractive period working fireplace, herringbone wood block flooring, radiator, half tongue and groove panelling to walls, access to understair storage with electric meter and fuse box, access to cloakroom. Opening through to kitchen.

Kitchen
10'5" x 10'0" (3.18 x 3.07)
Velux window to roof slope and uPVC double glazed window and French doors leading out to landscaped garden. Contemporary fitted kitchen with white flat fronted units and contrasting work tops. Stainless steel four burner gas hob, electric oven, extractor above, tiled splash back, double sink with drainer and lever mixer tap, slate flooring, radiator, plain plaster walls and ceiling, modern down lighters.

First Floor Landing
Traditional balustrade, stripped panelled doors to all first floor accommodation.

Bedroom 1
18'0" x 11'10" (5.49 x 3.61)
Three uPVC double glazed windows to front. Stripped timber flooring, pine fire surround, picture rail, cornice, two radiators.

Bedroom 2
11'10" x 10'9" (3.61 x 3.28)
uPVC double glazed window overlooking garden. Period fireplace, carpet, radiator, picture rail, contemporary trough style wash basin with storage beneath. Airing cupboard with modern Halstead combination boiler.



Bedroom 3
8'11" x 8'0" (2.74 x 2.44)
uPVC double glazed window to rear. Period fireplace, carpet, radiator, picture rail.

Bathroom
In white comprising panelled bath, large shower enclosure with adjustable traditional hand held shower and overhead modern shower rose, low level wc,. Half tongue and groove panelling to walls, uPVC double glazed window, timber floor.

Second Floor Landing
Carpet, stripped panelled doors to all second floor accommodation, access to useful rear loft space.

Bedroom 4
11'10" x 10'9" (3.61 x 3.28)
uPVC double glazed windows to front. Timber flooring, radiator, period fireplace, refurbished.

Bedroom 5
11'8" x 10'9" (3.56 x 3.28)
uPVC double glazed window to rear. Timber flooring, radiator, period fireplace, refurbished.

Bathroom.
Modern velux window to roof slope. Refurbished bathroom, traditional style claw foot bath with traditional mixer tap and shower cradle, wash basin, Saniflo wc all with chrome fittings. Timber flooring, radiator, modern lighting, tiled splashback to bath.

Front Garden
Forecourt.

Rear Garden
Landscaped rear garden with a mix of slate terracing and natural stone flags, raised borders and further slate terracing to rear, BBQ area, artificial lawn, line post, water supply. Gate to side leading to front.

Council Tax
Band F £3,266.16 (26/27)

Post Code
CF64 3EP

Security Deposit
£2,000

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

