

12 Windsor Terrace



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE



Total area: approx. 208.1 sq. metres (2240.4 sq. feet)  
12 Windsor Terr, Penarth

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£799,950

A lovely stone fronted late Victorian four double bedroom, two bathroom terraced house, found in the heart of the town centre on this very attractive tree line road close to all amenities. In catchment for Albert Road and Stanwell schools. A good size family home comprises porch, hallway, large open plan lounge/dining, downstairs wc/utility, large store cupboard/pantry, large open plan kitchen/breakfasting area, to the first floor there are three good double bedrooms, a high quality bathroom with shower, fourth double bedroom and shower room to second floor. Plenty of storage cupboards throughout the property, original pretty features, gas central heating, uPVC double glazing. Front garden, enclosed rear garden with good off road parking. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
56	
EU Directive 2002/91/EC	
England & Wales	



Original panelled front door to porch.

#### Porch

Traditional quarry tiled floor, recessed matwell, boxed in electric meter with new fuse box. Part glazed inner door with pretty glass to hallway.

#### Hallway

A bright light hallway. Stripped wood flooring, radiator, high ceiling with cornice, beautifully presented, useful understairs cupboard, cloaks area plus additional walk-in pantry/storage/utility room.

#### W.C.

5'5" x 4'9" (1.66m x 1.46m)

Tiled floor, part tiled walls, wash hand basin and wc, area for washing machine, radiator. uPVC double glazed window side.



#### Lounge/Dining Room

29'0" x 16'0" (8.84m x 4.88m)

A beautiful front living room previously two separate reception rooms now enjoying a bright light open plan aspect. uPVC double glazed square bay window to front and double glazed French doors leading out to rear garden. Working fireplace, picture rail, cornice, wooden floors, three radiators.

#### Kitchen/Breakfasting

20'11" x 10'11" (6.40m x 3.35m)

A lovely open plan family space, installed in 2015. The kitchen has been completely refurbished, beautiful slate effect tiled floor, cream coloured units with granite worktops, recessed built-in sink with cut away drainer and lever mixer tap. Five burner gas hob, split level oven and grill, combination microwave, extractor (all in stainless steel finish). Breakfast bar and island, additional store cupboards, modern downlighting, space for fridge/freezer, radiator, plumbing for integrated dishwasher, plenty of space for breakfast table and chairs. uPVC double glazed windows and doors to rear.



#### First Floor Landing

Carpet from hallway, radiator, attractive white painted panelled doors to all first floor rooms, carpet, staircase stand leading up to second floor.

#### Rear Landing

Spacious rear landing with loft access, carpet, access to Worcester boiler with separate pressurised hot water tank (installed in 2013).

#### Bedroom 1

20'2" x 12'7" (6.15m x 3.84m)

A spacious front facing bedroom the full width to the property. Two uPVC double glazed windows to front. Painted floorboards, built-in cupboard, cornice, two radiators.

#### Bedroom 2

14'1" x 11'11" (4.30m x 3.65m)

A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, built-in wardrobe, picture rail.

#### Bedroom 3

11'4" x 16'0" (3.47m x 4.90m)

A very good size third double bedroom. Two uPVC double glazed windows. Carpet, radiator.



#### Bathroom

10'2" x 5'6" (3.11m x 1.70m)

Upgraded and refurbished (installed in 2013). Comprising bath with shower over, toughened shower screen, sliding shower attachment, composite wash hand basin with storage beneath, wc with concealed cistern, granite countertop. Lots of built-in cupboards, attractive wall and floor tiles, chrome ladder radiator, modern lighting, extraction. Two double glazed windows.

#### Second Floor Landing

A compact landing with velux window to rear, access to bedroom four, carpet.

#### Bedroom 4

14'5" x 25'3" (max) into restricted headroom (4.40m x 7.70m (max) into restricted headroom)

A lovely bedroom with original dormer window to front, skylight windows to front and rear providing good natural light. A lovely shaped room with exposed roof trusses, carpet, radiator, three good sized cupboards/loft access.



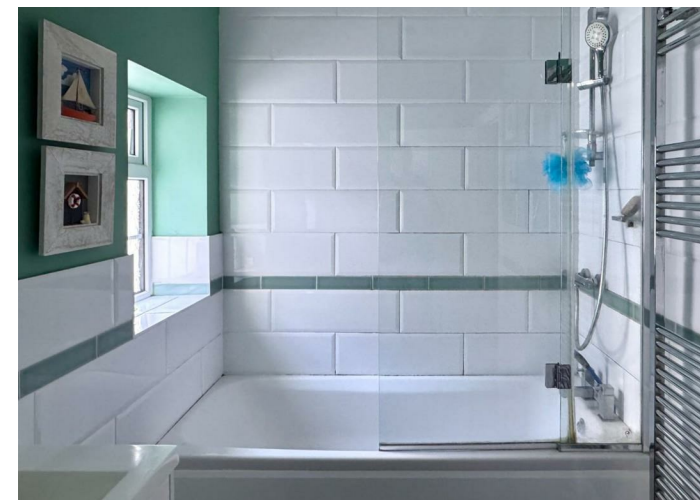
#### En-Suite Shower Room

7'6" x 5'2" (2.30m x 1.60m)

The en-suite was installed in 2014. Comprising large shower enclosure with coloured acrylic wall boarding, rainfall shower plus sliding attachment, recessed controls, close coupled composite sink with storage beneath and twin flush wc with concealed cistern and quartz countertop, lever mixer tap. Attractive tiling, tiled floor, chrome ladder radiator, modern extraction. New window to rear roof slope.

#### Front Garden

Surprisingly private sunny front garden, attractively landscaped with mature planting.



#### Rear Garden

Private and attractive garden, wide side return with wrap around patio, natural stone retaining wall, raised beds, traditional lawned garden with decking and patio at rear, mature planting/attractive trees create a lovely leafy feel, outside lighting and water. Gated access to garden storage unit, good off road parking presently big enough for a large motor home, sturdy steel and timber gates out to Windsor Terrace Lane.

#### Council Tax

Band G £3,540.02 p.a. (25/26)

#### Post Code

CF64 1AA

