

20 Countess Place



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

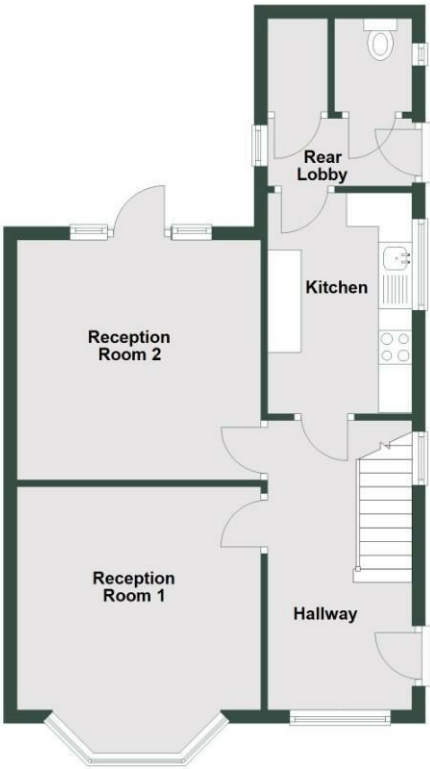
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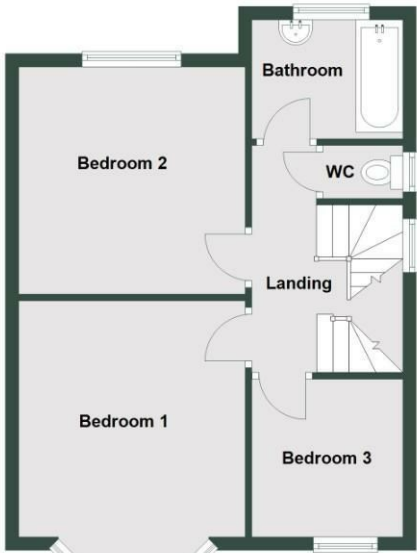
SHEPHERD SHARPE



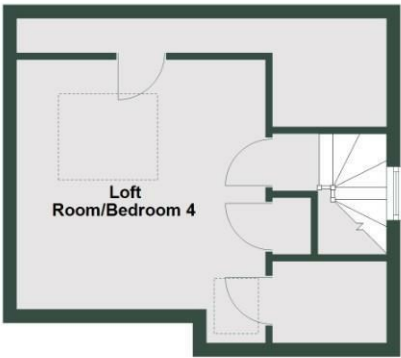
Ground Floor



First Floor



Second Floor



Total area: approx. 114.9 sq. metres (1236.8 sq. feet)
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Penarth CF64 3UJ

£435,000

An attractive traditional brick built 1930's three/four bedroom semi detached property requiring a refurbishment and investment but offering great potential. Comprises hallway, two reception rooms, kitchen, rear lobby, outbuildings/wc, to the first floor there are three bedrooms and bathroom, second floor loft conversion/bedroom. Front garden, rear garden, garage. Gas central heating, double glazing. Freehold.

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		
EU Directive 2002/91/EC		
England & Wales		

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Front door to hallway.

Hallway

A spacious hallway with lots of potential, window to front, carpet, radiator, traditional handrail and balustrade to first floor, store cupboard with small window, area for cloaks, picture rail. Original doors to ground floor accommodation.

Reception Room 1

13'0" x 11'11" (3.98m x 3.64m)

Aluminium double glazed window to front. Great potential, radiator, gas fire (untested), redecoration and refurbishment required.

Reception Room 2

11'9" x 11'9" (3.60m x 3.59m)

Door leading out to rear garden. Carpet, radiator, redecoration and refurbishment required.

Kitchen

10'2" x 6'10" (3.10m x 2.10m)

Requiring some upgrading, potential to extend. uPVC double glazed window to side. Base and eyelevel cupboards, woodgrain effect worktops, sink and drainer. Plumbing for washing machine, space for gas cooker and fridge. Glazed door leading to rear lobby.

Rear Lobby

Window to side, glazed door leading out to driveway.

W.C.

Low level wc, tiled walls, window to side.

Outbuilding

Original coal house providing additional storage.

First Floor Landing

Original handrail and balustrade, picture rail. Original doors to all first floor accommodation, double glazed aluminium window to stairwell.

Bedroom 1

12'7" x 10'9" (3.85m x 3.28m)

Aluminium bow window to front. Built-in wardrobes, carpet, radiator. Refurbishment required.

Bedroom 2

11'9" x 10'9" (3.60m x 3.30m)

Aluminium window to rear. Requiring refurbishment. Cupboard housing the combination boiler, shelving, picture rail, wardrobe.

Bedroom 3

7'7" x 6'11" (2.33m x 2.12m)

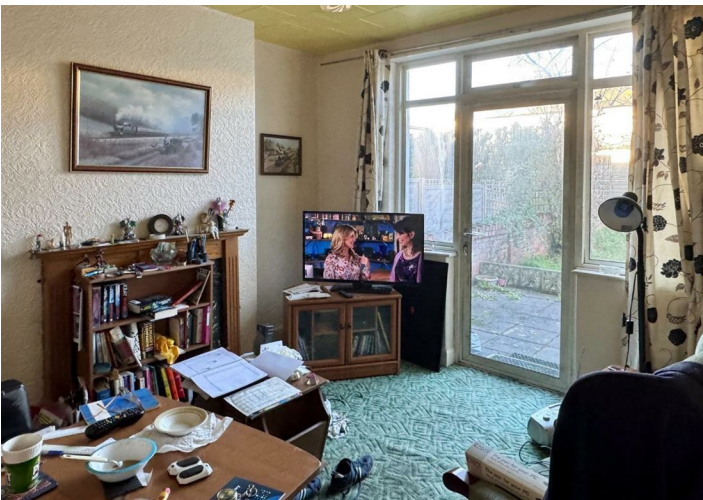
uPVC double glazed window to front. Carpet, radiator, picture rail.

Bathroom

Aluminium frame window to rear. Requires upgrading. Comprising panelled bath, electric shower, wash basin. Tiled walls, radiator, vinyl flooring.

Separate W.C.

Aluminium double glazed window. Low level wc, tiled vinyl floor. Could be knocked through into the main bathroom to create a larger family bathroom.



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Second Floor Landing

Traditional style staircase with carpet to second floor. Window to side providing natural light.

Loft Room/Bedroom 4

12'1" x 13'1" (into restricted headroom) (3.69m x 4.0m (into restricted headroom))

Converted the number of years ago. Requires cosmetic upgrading and some work. Velux windows front and rear. Access to remaining loft areas, carpet, radiator. wardrobe

Front Garden

Mostly paved with raised beds, gates giving access to long driveway with off road parking for several cars.

Rear Garden

Enclosed garden with good potential, Requires work and investment.

Garage

Requires refurbishment.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 3UJ

