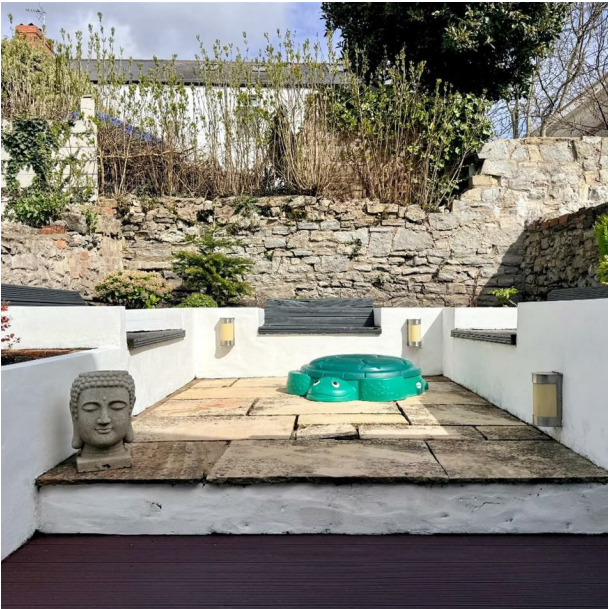


12 Ludlow Street



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

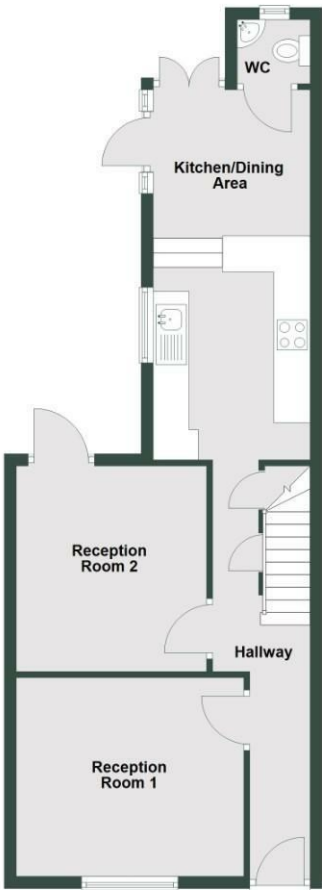
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



Total area: approx. 119.9 sq. metres (1290.9 sq. feet)
12 Ludlow Street

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Penarth CF64 1EW

£425,000

An extended and stylishly presented three bedroom mid terraced house in a popular location, just a short walk from the town centre and in catchment for Albert Road and Stanwell schools. The property has been fully renovated and finished to a high standard. Comprises entrance hall, two reception rooms, kitchen with dining/seating area, wc/cloakroom to ground floor. On the first floor there are two double bedrooms and large family bathroom, converted loft creating a further third double bedroom and en-suite. Small front garden, private rear garden. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales 		



Front door into hallway.

Hallway
Stairs to first floor, cloaks rail, radiator, stone flooring, coving, useful under stair storage. Doors to reception rooms.

Reception Room 1
12'4" x 10'7" (3.76m x 3.25m)
Window to front. Cast iron fireplace with stone hearth, shelving to either side of fireplace, carpet, coving, picture rail and ceiling rose.

Reception Room 2
9'2" x 10'0" (2.80m x 3.06m)
Glazed door to rear garden. Carpet, shelving with storage below to both sides of the chimney breast, carpet and radiator.

Kitchen
11'8" x 8'4" (3.58m x 2.55m)
Cream fitted kitchen with contrasting wood effect worktops, stainless steel sink and drainer with mixer tap, tiled splashback. Four ring gas hob with electric oven below, extractor hood, integrated dishwasher, fridge/freezer, space and plumbing for washing machine, continuation of the stone flooring from the hallway, downlighting,,

Steps to raised dining/seating area.

Dining/Seating Area
8'0" x 8'4" (2.46m x 2.56m)
A lovely light and airy addition to the kitchen. French doors opening onto the rear garden, further door and glazing to the side and velux style roof light. A lovely space to dine or relax in. Continuation of the stone flooring from the kitchen, radiator. Door to the wc/cloakroom.

W.C./Cloakroom
Window to rear. Corner wash hand basin with tiled splashback and mixer tap, wc. Continuation of stone flooring from kitchen, towel rail, mirror and shelf below.

First Floor Landing
Carpet. Stairs to loft room/bedroom 1.

Bedroom 2
15'11" x 10'7" (4.86m x 3.25m)
A large double bedroom. Two windows to front. Cast iron fireplace with stone hearth, carpet and radiator.

Bedroom 3
10'2" x 9'10" (3.10m x 3.00m)
A second double bedroom. Window to rear. Cast iron fireplace with stone hearth and shelving to one side, carpet and radiator.

Bathroom
11'9" x 8'8" (3.60m x 2.66m)
A large family bathroom. Comprising corner shower enclosure with a rainfall shower, freestanding roll top bath with chrome fittings, wc, twin pedestal wash basins. Stone flooring, heated panelled radiator with chrome heated towel rail over and extractor fan, cupboard housing boiler. Opaque window to side.

Stairs to Loft Room/Bedroom 1
A small landing area. Carpet and window to rear, door to bedroom 1.



Bedroom 1
17'4" x 9'10" (5.30m x 3.00m)
A good sized double bedroom. Window to rear, velux style roof light to front. Carpet, under eaves storage and radiator. Door to en-suite shower room.

En-Suite
Corner shower enclosure, wc, pedestal wash basin. Velux style roof light. Chrome radiator, fully tiled walls and carpet.

Front Garden
Small front garden laid in low maintenance chippings. Steps leading up to front door.

Rear Garden
Private rear garden with attractive raised seating area, deep flower beds, lighting, useful storage area, outside tap and power.

Council Tax
Band D £2,261.18 p.a. (26/27)

Post Code
CF64 1EW

