

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SALOP STREET



## PORCH

### ENTRANCE HALL

With original black & red quarry tiled floor, stairs rise to the first floor.

### LOUNGE

**3.71m max x 3.25m (12'2" max x 10'8")**

Panel window to front, TV point, inset cast iron log burner with oak lintel, telephone point.

### SITTING ROOM

**4.09m max x 3.25m (13'5" max x 10'8")**

Superb living space open to the lounge, under stairs storage.

### KITCHEN

**4.67m x 4.04m (15'4" x 13'3")**

Extended room with space for dining table & chairs, with a Magnet range of wall and base units - laminate worktop and inset stainless steel sink & drainer - mixer tap, built in oven, induction hob & cooker hood, plumbed for washing machine, space for fridge/freezer, porcelain tiled floor, roof lantern with French doors allowing access and looking into the garden.

### BATHROOM

Modern white suite comprising a panel bath - shower attachment, floating vanity wash hand basin and close coupled wc, window to rear, heated chrome towel rail, concealed combination boiler.

### FIRST FLOOR LANDING

Access to all rooms, pull down wooden retracting ladder leads into the loft room.

### BEDROOM 1

**4.93m max x 3.25m (16'2" max x 10'8")**

Master double bedroom, 2 panel windows to front, period grate inset.

### BEDROOM 2

**3.38m x 3.10m max (11'1" x 10'2" max)**

Double bedroom, window to rear, open cupboard plus inset fire grate.

### DRESSING AREA

**1.68m x 1.45m (5'6" x 4'9")**

Useful area outside bedroom 3 and the shower room.

### BEDROOM 3

**2.46m max x 2.39m (8'1" max x 7'10")**

Window to rear.

### SHOWER ROOM

With an enclosure - over head shower plus attachment plus a combined close coupled wc with wash hand basin, extractor fan, heated black towel rail.

### LOFT ROOM

**4.75m x 4.09m max (15'7" x 13'5" max)**

Informal loft room, Velux roof window, storage within the eaves.

### GARDEN

Large enclosed Southerly facing rear garden, boundary wall and fencing, newly laid decked wrap-around patio, small artificial lawn, log store plus garden shed, outside tap.

### INFORMATION

We believe the property is Freehold.

Council Banding - Band E £2,596.01 (2025-2026)





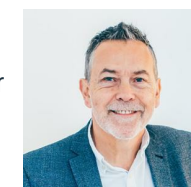
## SALOP STREET , CF64 1HH - £400,000

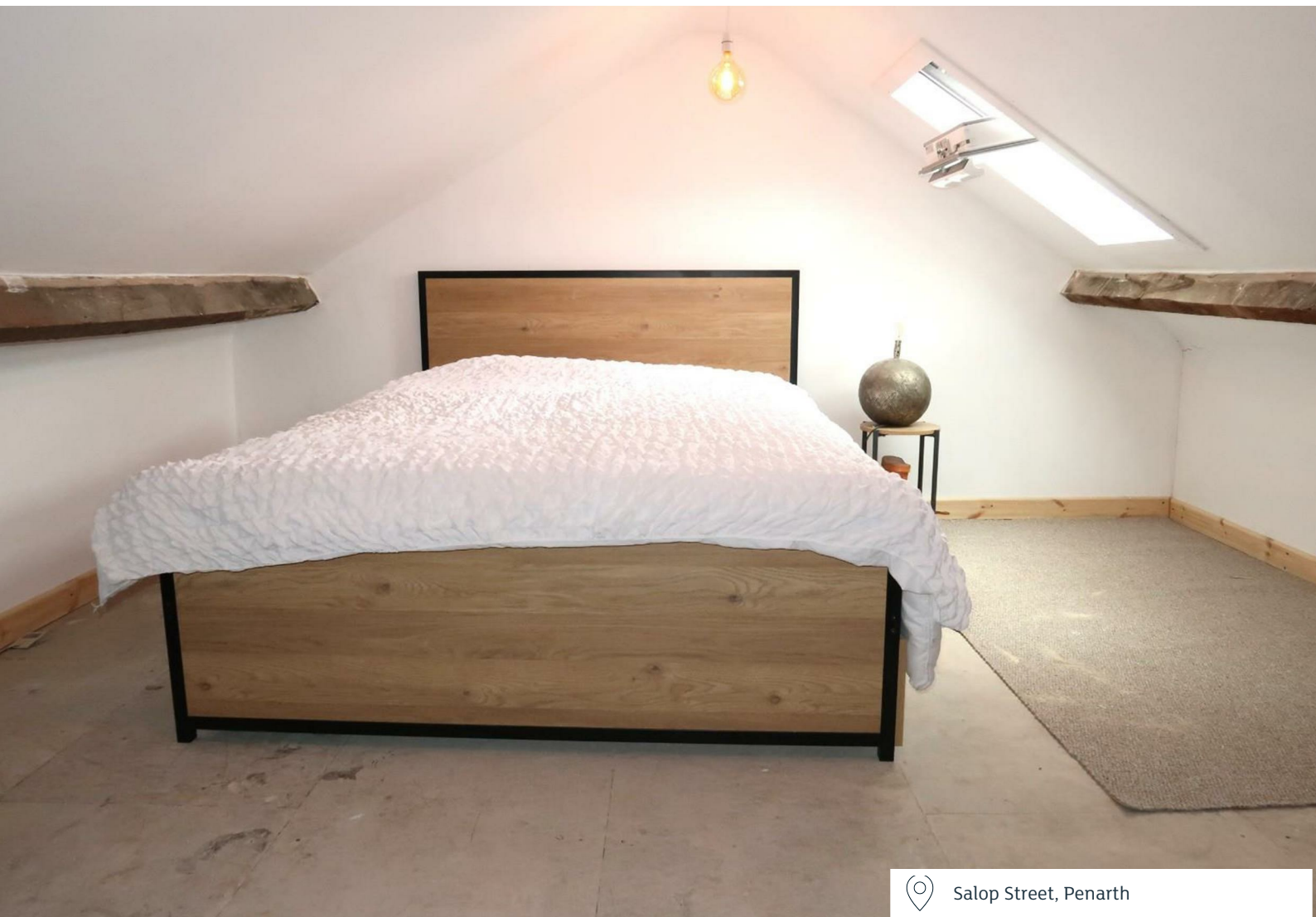
 3 Bedroom(s)
  2 Bathroom(s)
  1011.00 sq ft

Offered for sale with no on-going chain. Traditional Victorian terrace - recently renovated throughout to include a side extension plus informal loft conversion. Benefitting from a large enclosed rear garden - Southerly facing. Beautifully presented and painted throughout in a crisp white finish. Catchment for the popular Albert Road Primary & Stanwell Secondary Schools. A walk away from the town center and close to Belle Vue Park & School. Briefly comprising of porch, hall - original quarry tiling, lounge through sitting room with cast iron log burner, extended and newly fitted kitchen/diner - built in oven, hob & hood, modern bathroom. To the first floor there are 3 bedrooms (2 doubles) plus modern shower room/wc with an informal loft conversion completing the accommodation. Benefitting from gas central heating and upvc double glazing. The property further benefits from full external modernisation via the Penarth Urban Regeneration Scheme. Viewing highly recommended.



**PROPERTY SPECIALIST**  
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 Property Management Co-ordinator





Salop Street, Penarth



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 81                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |