

31 Cowslip Drive



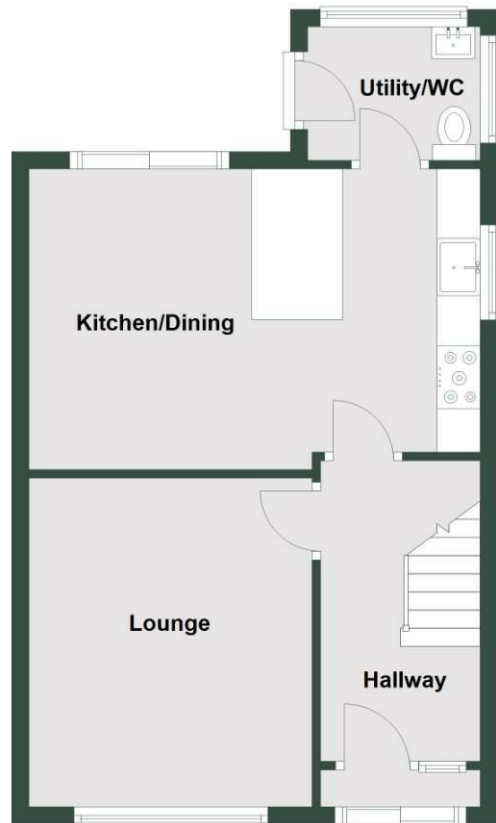
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

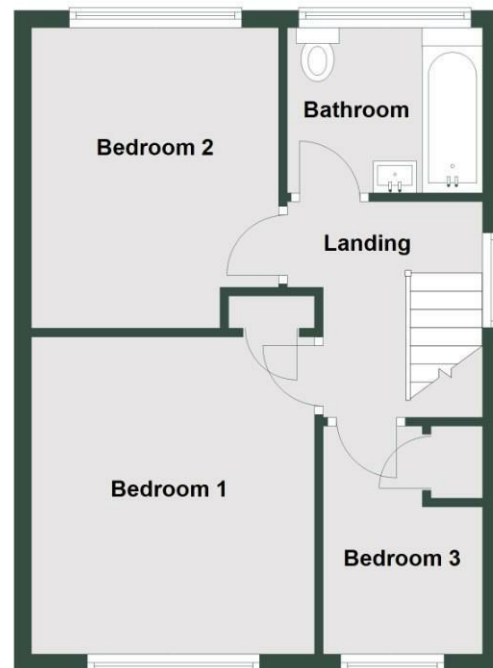
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

31 Cowslip Drive



31 Cowslip Drive

Penarth CF64 2RH

£350,000

A superbly renovated and extended three bedroom semi detached house (all work carried out in 2024). Comprises porch, hallway, stylish lounge, stunning kitchen/dining room and utility room/wc to the ground floor, three bedrooms (two of which are double) and beautifully presented bathroom with shower to the first floor. The property has good off road parking, front garden, driveway to garage, tiered south facing rear garden. Improvements include upgraded heating system with new boiler and radiators, new windows, stunning new bathroom and high spec kitchen, replastered and redecorated throughout, high quality flooring. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	

**Porch**

Tiled floor, uPVC double glazed door leading to hallway, single glazed side panel to right hand side.

Hallway

A very pleasing entrance hallway, stunning throughout, plastered, redecorated, lovely herringbone block flooring, new radiator, decorated in soft neutral colours, decorative cornice, useful understair storage. Glazed modern painted white doors with chrome furniture to ground floor rooms.

Lounge

12'8" x 10'9" (3.87m x 3.28m)

uPVC double glazed window to front (installed in 2024) with white venetian blind. Pale carpet, new radiator, plastered and decorated throughout, decorative cornice.

**Kitchen/Dining**

16'11" x 10'10" (5.17m x 3.31m)

A great open plan kitchen/dining room previously two separate rooms. A stunning room which has been replastered and redecorated, decorative cornice. A beautiful fitted kitchen presented in pale colours, panelled units and attractive door furniture, composite silestone worktops and upstand, built under china sink, lever mixer tap. Large induction hob with built-in extractor, integrated electric oven, dishwasher, fridge and freezer. The dining area has space for a large table and six chairs, beautiful herringbone pale wooden flooring, modern radiator, downlighting, contemporary white door to utility/wc. uPVC double glazed patio doors to south facing rear garden.

Utility Room/W.C.

3'3" x 5'9" (1.00m x 1.77m)

uPVC double glazed door leading out to the patio and garden, two double glazed aluminium windows to side and rear. Contemporary wash basin and wc with built-in storage and chrome fittings, plumbing for washing machine. Wooden herringbone floor from kitchen, decorated in pale neutral colours, new radiator.

**First Floor Landing**

Decorated as from hallway, plastered ceiling with decorative cornice, access to loft, Worcester Bosch combination boiler (2024). uPVC double glazed window to side (installed in 2024). Modern and attractive panelled white doors to all first floor rooms with chrome door furniture.

Bedroom 1

12'11" x 10'4" (3.96m x 3.15m)

A lovely double bedroom. uPVC double glazed window to front (installed in 2024). Beautifully presented, new carpet, radiator, decorated in stylish colour, access to former airing cupboard now a useful store cupboard, decorative coving.

Bedroom 2

11'5" x 9'3" (3.48m x 2.83m)

A second double bedroom. uPVC double glazed window to rear looking onto garden (installed in 2024). New radiator, carpet, stylishly presented and decorated, decorative cornice.

Bedroom 3

9'8" x 6'6" (2.95m x 2.00m)

uPVC double glazed window to front (installed in 2024). Stylishly presented, carpet, new radiator, replastered and redecorated throughout, overstairs store cupboard, coving.

**Bathroom**

7'4" x 6'2" (2.26m x 1.89m)

Completely refurbished and beautifully presented. Comprises tiled panelled bath, toughened shower screen, traditional shower fitting with rainfall shower and sliding shower attachment, recessed hot water and cold water tap with controls found at the rear of the bath, composite wash basin with built-in storage beneath, lever mixer tap and wc. Beautiful tiling throughout, attractive traditional style chrome radiator/towel rail, herringbone effect flooring, stylish decoration, modern lighting. uPVC double glazed window to rear with privacy glass (installed in 2024).

Front Garden

The property is set back from the road with a good front garden, driveway to side leading to garage.

Garage

Concrete pre-fabricated garage. Requires work.

Rear Garden

A south facing rear garden with a patio immediately outside the main house, then tiered up with lawns and terracing, raised beds, with new good quality fencing to boundaries.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2RH

