

11 Machen 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

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9am – 5.30pm
Saturday
9am – 5pm

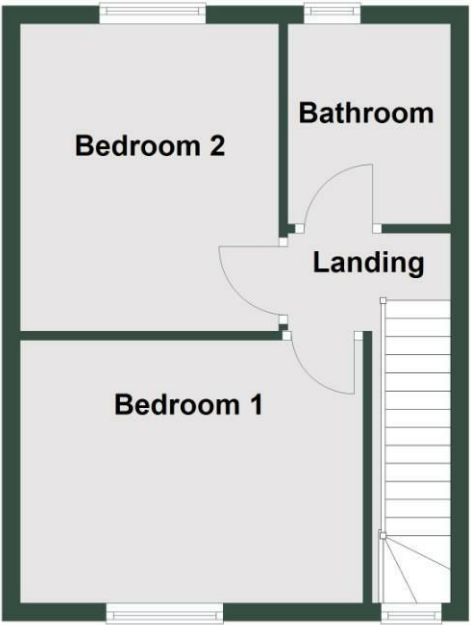
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 65.2 sq. metres (701.9 sq. feet)
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£329,950

An attractive, traditional two double bedroom red brick mid terrace house with a small single storey rear extension. Situated in a popular central location close to Victoria school, local shops, Dingle Road railway station and town centre. Comprises spacious hallway, two separate reception rooms, good sized kitchen which has been extended to create additional space, two double bedrooms and lovely refurbished bathroom with high quality fittings and shower. uPVC double glazing, gas central heating with combination boiler, fitted carpets. Private landscaped rear garden with block built garden shed/potential home office, access to the service lane. 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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



uPVC panelled front door with opaque glazed transom over to hallway.

Hallway

Attractive tiled floor in traditional geometric pattern, radiator, large area for cloaks, hardwood balustrade and staircase leading to first floor. Part glazed panelled doors to all ground floor accommodation.

Reception Room 1

9'5" x 9'2" (2.88m x 2.81m)

uPVC double glazed window to front. Carpet, radiator, picture rail, coving, decorated in traditional style.

Reception Room 2

11'6" x 9'3" (3.52m x 2.83m)

A pretty second reception room. Large uPVC double glazed window to rear. Traditional fire surround with period cast iron insert, tiled slate hearth, laminate floor, decorated in traditional style, radiator, coving.



Kitchen

14'7" x 5'10" (4.46m x 1.80m)

Extended with a small rear edition which was constructed soon after the present owners purchase. The kitchen is finished in white with contrasting marble effect worktops, sink and drainer with lever mixer tap. Gas hob, electric oven, extractor, space for fridge/freezer, plumbing for washing machine, access to Worcester Bosch combination boiler, attractive tiled floor, radiator. uPVC double glazed window to rear, French doors leading out to rear garden.



First Floor Landing

Loft access, attractive part glazed oak panelled doors to all first floor accommodation.

Bedroom 1

12'7" x 9'6" (3.85m x 2.90m)

A good size double bedroom. uPVC double glazed window to front. Carpet, radiator, picture rail, coving, ceiling rose, decorated in traditional style.

Bedroom 2

11'5" x 9'3" (3.50m x 2.83m)

A good size second double bedroom. uPVC double glazed window to rear. Carpet, radiator, picture rail, coving, ceiling rose, decorated in traditional style.



Bathroom

8'3" x 5'10" (2.53m x 1.80m)

A lovely bathroom fitted with a Victorian style suite. Comprising classic roll top bath, toughened shower screen, traditional rainfall shower, mixer tap and shower cradle, wash basin and wc, all with attractive chrome fittings. Wall cupboard, attractive tiling to splashback, half tiled walls, cushion floor, radiator. uPVC double glazed window with privacy glazing.

Rear Garden

A surprisingly good sized mature rear garden, fruit tree, raised beds with planting, block paviour patio and pathway leading to store shed, outside water tap, brick built store shed.



Store Shed

13'8" x 6'6" (4.18m x 2.0m)

Traditional brick built store shed, uPVC double glazed windows and French doors looking onto the garden, two secure doors give access to the rear lane. Could be used as a home office but some additional insulation and weatherproofing will be required, no power or light.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 2UB

