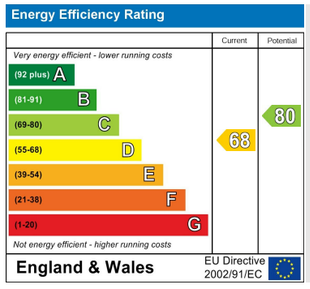
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

**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

Total area: approx. 138.7 sq. metres (1493.2 sq. feet)
**9 St. Annes Avenue**




SHEPHERD SHARPE

# 9 St. Annes Avenue

Penarth CF64 3PG

## Offers Over

## £620,000

A much improved and well laid out detached 3/4 bedroom detached bungalow situated in a quiet location with a south facing rear garden backing onto the Old Penarthians rugby grounds. The property has been improved and upgraded. Comprises central hallway, study/4th bedroom, rear facing lounge, good size kitchen/breakfast room, utility, access to integral garage, double bedroom with fitted bedroom furniture and en-suite shower room to ground floor. To the first floor there are two double bedrooms and bathroom. Front garden, off road parking, garage, south facing rear garden. New uPVC double glazing, gas central heating with new combination boiler. Freehold.

New composite front door with full height glazed side panel to hallway.

## Porch
Tile floor.

## Hallway
Modern staircase to first floor, pale grey carpet, radiator, coved ceiling, space for furniture and desk, skylight providing good natural light.

## Study/Bedroom 4
12'4" x 6'11" (3.77m x 2.13m)
A good size study/fourth bedroom. uPVC double glazed window to front. Carpet, radiator.

## Lounge
17'10" x 11'1" (5.46m x 3.38m)
A bright and light south facing living room looking onto a large full width patio views of the garden and grounds of the rugby club. Carpet, radiator, coved ceiling.

## Kitchen/Breakfast Room
13'6" x 11'0" (4.12m x 3.37m)
A good size kitchen/breakfast room with space for a table and four chairs. White fitted kitchen with contrast granite worktops, built under sink and drainer with lever mixer tap. Integrated Neff electric hob, stainless steel finish oven, recessed extractor, plumbing for dishwasher, radiator, coved ceiling, tiled floor. uPVC double glazed window looking out across the garden and rugby club.

## Utility Room
9'1" x 8'2" (2.77m x 2.50m)
A useful utility space with access to integral garage and garden. uPVC double glazed door and window to rear. Tiled floor, plumbing for washing machine, space for tumble dryer, fridge/freezer.

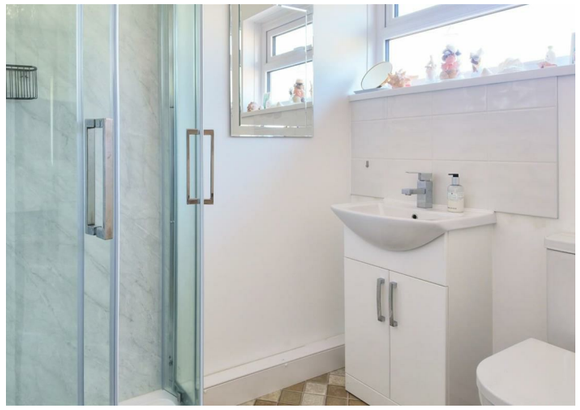
## Bedroom 1
12'10" x 12'3" (3.93m x 3.75m)
Large uPVC double glaze window to front. Suite of white bedroom furniture, carpet, radiator, access to en-suite.

## En-Suite Shower Room
6'8" x 5'2" (2.05m x 1.59m)
Comprising corner shower enclosure with acrylic marble effect wall boarding, chrome fitted shower, wash basin with built-in vanity unit and twin flush wc, all in white. White tiling, contrast vinyl flooring, chrome ladder radiator. New uPVC double glazed window with privacy glass.

## First Floor Landing
Velux window to roof slope, carpet, store cupboard.

## Bedroom 2
12'4" x 11'9" (3.78m x 3.60m)
A generous double bedroom. Large new uPVC double glazed dormer to rear with elevated view looking across the rear garden and grounds of the rugby club. Carpet, radiator, attractive shaker style fitted wardrobes with deep void behind and further access to additional loft space areas.

9 St. Annes Avenue



## Bedroom 3
17'7" x 8'5" (5.37m x 2.57m)
A smaller double bedroom. uPVC double glazed window to rear. Carpet, radiator, double doors leading to additional loft area with light.

## Bathroom
8'11" x 7'11" (2.73m x 2.43m)
A spacious first floor bathroom. Comprising tiled panelled corner bath, wash basin and wc, all in white. Contrasting pale grey vinyl floor tile, radiator, modern downlighting, radiator. New uPVC double glazed window with privacy glazing.

## Front Garden
Driveway to front with parking for several cars, access to garage, gravelled area with mature planting, side access to rear garden.

## Rear Garden
A lovely south facing rear garden, full width natural stone terrace, traditional well planted borders, laid to lawn, several mature trees, small outside shed, lockable store shed with access to newly installed combination boiler, new electric awning.

## Garage
15'1" x 8'11" (4.60m x 2.73m)
New electric upper and over door, access to gas and electric meters, modern consumer unit with metal box, power and light.

## Additional Information
The property has new uPVC double glazing and a new combination boiler.

## Council Tax
Band G £3,540.02 p.a. (25/26)

## Post Code
CF64 3PG