4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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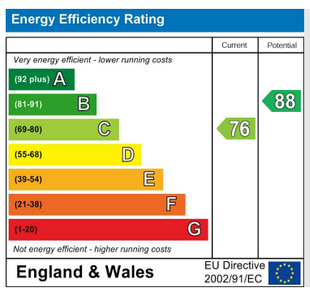
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Total area: approx. 251.2 sq. metres (2704.1 sq. feet)
26 Clive Place

Total area: approx. 78.3 sq. metres (843.1 sq. feet)
Coach House



SHEPHERD SHARPE

26 Clive Place

Penarth CF64 1AY

£975,000

A rarely available, substantial three storey five bedroom Victorian end terrace house with coach house. The property is situated close to the town centre and in catchment for Albert Road and Stanwell schools. Comprises porch, hallway, two reception rooms, home office, kitchen/breakfasting, utility, cloakroom/wc to ground floor. To the first floor there are three bedrooms, two bathrooms and wc, and two further bedrooms and shower room on the second floor. Outside there is a large front garden, private rear garden and large two storey coach house which has kitchenette, ground floor room, en-suite to ground floor, further room to first floor. uPVC double glazing, gas central heating, carpets and solar panels. Viewing highly recommended. Freehold.

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Front door into large entrance porch.

Porch
2.88m x 2.97m (9'5" x 9'8")
Door into hallway, door giving access to rear garden, window to side. Original tiled floor, coving, radiator, coat rail and meter cupboard.

Reception Room 1
4.05m x 6.02m (13'3" x 19'9")
Large bay window to front. Stripped floorboards, fireplace with slate hearth and log burner, picture rail, coving, original ceiling rose, two radiators.

Reception Room 2
4.67m x 4.09m (15'3" x 13'5")
French doors open into home office area. Contemporary fireplace with raised hearth, stripped floorboards, picture rail, coving, original ceiling rose, radiator.

Home Office
2.70m x 2.03m (8'10" x 6'7")
Access from both second reception room and kitchen. Glazed roof, floor to ceiling glazed panel into kitchen. Tiled floor, inset spotlights, high level drying rail.

Kitchen
6.50m x 6.02m (21'3" x 19'9")
French doors give wide opening from hallway into kitchen. An L shaped kitchen which has been extended to create a lovely open plan space with sliding patio doors opening onto the garden, a square bay window to side, further windows to side and rear, together with a glazed pitched roof which floods the kichen with light.
Shaker style fitted kitchen with a range of matching base and wall units, contrasting wood effect worktops, sink and drainer, tiled splashback. Five burner range cooker with electric oven and extractor hood over, built-in microwave, space and plumbing for an under counter dishwasher and space for a large American style fridge/freezer. Tiled floor, inset spotlights and speakers.

Utility Room
1.34m x 1.51m (4'4" x 4'11")
Directly off the kitchen there is a large walk-in utility cupboard with plumbing and space for washing machine and tumble dryer, shelving, tiled floor and extractor fan.

W.C.
2.06m x 1.86m (6'9" x 6'1")
WC with concealed plumbing and display shelf over, wash hand basin with storage beneath, tiled splashback, radiator. Window to side.

First Floor Landing
Stained glass window to side, doors to all first floor rooms. Radiator, carpet, coving, stairs to second floor.

Bedroom 1
4.05m x 6.02m (13'3" x 19'9")
A large double bedroom. Bay window to front. Picture rail, coving, original ceiling rose, two radiators and carpet.

Bedroom 2
4.86m x 4.05m (15'11" x 13'3")
A second double bedroom. Window to rear. Picture rail, coving, recessed cupboard with shelving, radiator and carpet.

Bedroom 3
4.85m x 3.53m (15'10" x 11'6")
Another large double bedroom. Window to rear. Carpet, loft hatch, cupboard housing boiler and hot water tank, radiator.

Family Bathroom
2.97m x 2.88m (9'8" x 9'5")
A large bathroom. Comprising walk in shower enclosure, wc, wash basin with storage beneath, tiled splashback and mirror cabinet over, bath with chrome fittings. Vinyl flooring, contemporary vertical radiator, inset spotlights, loft hatch and extractor fan. Opaque window to front.

Second Bathroom
2.49m x 1.57m (8'2" x 5'1")
The second bathroom has a panelled bath with electric shower over, shower curtain, pedestal wash basin. Fully tiled walls, chrome ladder radiator, vinyl flooring, extractor fan. Window to side.

W.C.
Window to side. Pedestal wash hand basin, wc, tiled walls, wood effect flooring, chrome ladder style radiator.

Second Floor Landing
Stained glass window to side, doors to all second floor rooms. Carpet, radiator, small loft hatch.

Bedroom 4
4.68m x 4.05m (15'4" x 13'3")
A large double bedroom. Window to rear. Carpet and radiator.

Bedroom 5
4.05m x 4.05m (13'3" x 13'3")
A double bedroom. Window to front. Carpet, radiator, shelved store cupboard.

Shower Room
2.03m x 1.87m (6'7" x 6'1")
Comprising corner shower, pedestal wash basin and wc. Radiator with towel rail over, extractor fan, non-slip flooring.

Coach House
A large detached two storey coach house provides additional and very versatile accommodation to the main house.
Accessed from the garden into a lobby.

Lobby
The lobby has been adapted into a small kitchenette. Comprising base and matching wall units, wood effect worktop, stainless steel sink and drainer with a mixer tap, space for under counter fridge/freezer, radiator and wood flooring. Stairs to first floor, door into the ground floor room.

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Ground Floor Room
This room could be used for a variety of uses, such as home office, occasional bedroom etc. Floor to ceiling window overlooking garden. Carpet, two radiators, inset spotlights. Door to en-suite.

En-Suite
High level window to rear. Walk-in shower enclosure, wall hung wash basin with storage beneath, wc with concealed plumbing and shelf over. Extractor fan, ladder style radiator, vinyl flooring.

First Floor Landing
Carpet, vaulted ceiling, door to first floor room.

First Floor Room
A large open plan room with vaulted ceiling and exposed timbers. Double glazed windows to front and rear giving plenty of natural light. Wide plank wood flooring, four radiators. The room is currently used as a music room which has been extensively sound proofed, however again offers a variety of uses.

Store Room
Separate useful store room accessed from the garden, door to the rear lane. Electric boiler for the coach house, power and lighting.

Front Garden
Large front garden mainly lawned with pathway and side gate giving access to rear garden.

Rear Garden
Private rear garden with paved terrace across the back of the house, steps to raised lawn with flowerbeds. There is also a further garden area to the side of the house. Outside tap.

Additional Information
Solar panels (vendors to confirm details).

Council Tax
Band H £ 4,522.36 p.a. (26/27)

Post Code
CF64 1AY