

9 Shearwater Close

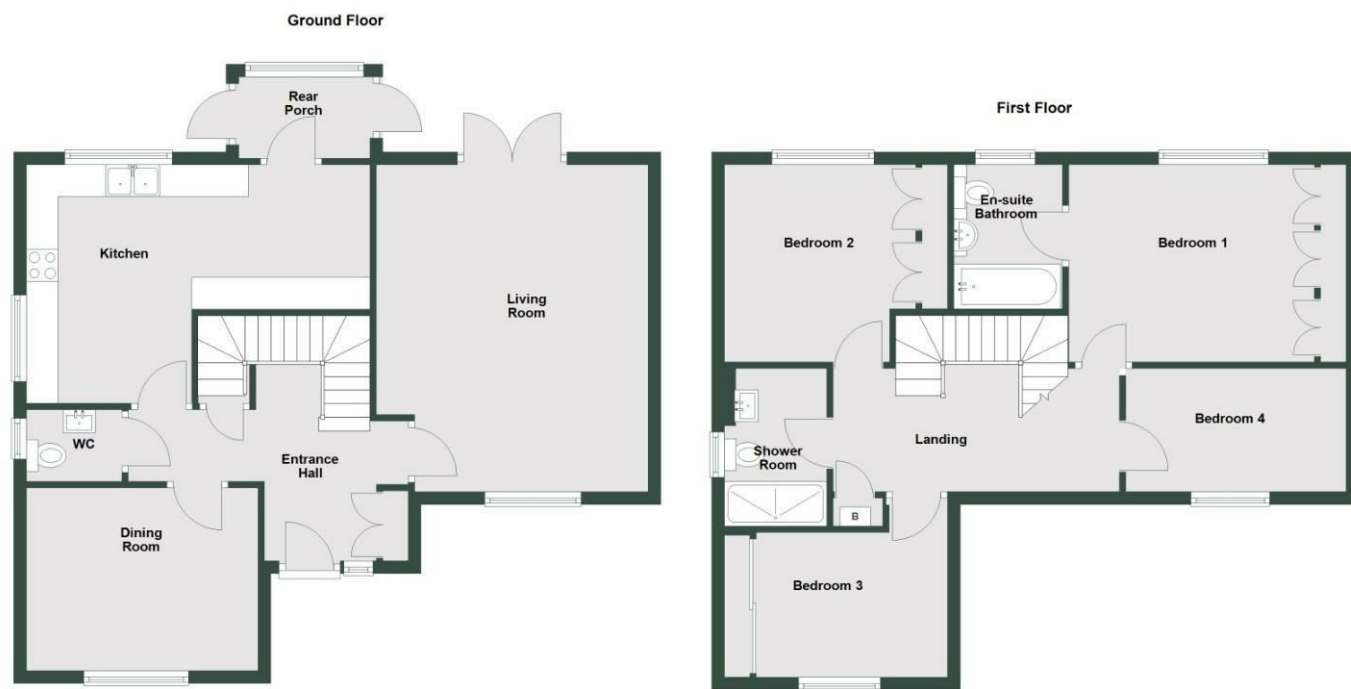


4 Andrews Buildings  
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Penarth CF64 2AA

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

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

SHEPHERD SHARPE



Total area: approx. 126.3 sq. metres (1360.0 sq. feet)  
**9 Shearwater Close**

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

9 Shearwater Close

Penarth CF64 5FX

£550,000

A lovely double fronted larger Kingsfold style four bedroom detached house with double garage. The property is situated on this established residential Lavernock Park development, a short walk from the cliff tops and Cosmeston Country Park. In catchment for Evenlode and Stanwell schools. Comprises central hallway, wc, lounge, dining room, kitchen which has been knocked through to a utility area and extended boot room, four bedrooms, en-suite and family bathroom. This much improved and well cared for property has a small single storey rear addition, uPVC double glazing, gas central heating, upgraded bathrooms and kitchen and generous plot, good off road parking and double garage. Freehold. NO FORWARD CHAIN.

## 9 Shearwater Close



uPVC double glazed front door with matching side screen to hallway.

### Hallway

Wide and welcoming hallway with galleried landing, radiator, large built-in cloaks cupboard with storage, quality flooring. Solid oak doors to all ground floor rooms.

### W.C.

A modern contemporary two piece suite comprising compact wash basin with lever mixer tap, storage cupboard beneath and twin flush wc. Continuity of flooring from hallway, access to fuse box, chrome ladder radiator. uPVC double glazed side window.

### Lounge

15'6" x 14'0" (4.74m x 4.27)

A lovely principal living room. uPVC double glazed window to front and French doors to rear. Natural stone fire surround with living flame coal effect gas fire, neutral decoration, carpet, radiator.

### Dining Room

11'6" x 9'3" (3.52m x 2.84m)

uPVC double glazed window to front. Carpet, radiator.

### Kitchen

18'0" x 12'2" (5.50m x 3.71m )

Previously a kitchen and separate utility room now opened up to create a more generous open plan space. uPVC double glazed windows to side and rear. Cream coloured handleless fitted kitchen, granite worktops, Blanco double sink with cutaway drainer and mixer tap. Space for gas cooker, integrated fridge and freezer, space and plumbing for dishwasher and tumble dryer. Amtico style flooring, contemporary graphite column radiators, modern light fittings.

### Boot Room

6'2" x 5'1" (1.90m x 1.55m)

Added by the current owners to provide further storage. A small single storey edition with uPVC double glazed window and door was leading out garden. Additional storage for boots and coats, cushion flooring.

### First Floor Landing

uPVC double glazed window to front. Carpet, loft access, airing cupboard with modern combination boiler and radiator.

### Bedroom 1

12'0" (plus fitted wardrobes) x 8'11" (3.67m (plus fitted wardrobes) x 2.72m)

uPVC double glazed window to rear. Carpet, radiator.

### En-Suite Bathroom

7'1" x 5'7" (2.16m x 1.72m)

A modern suite comprising panelled bath with chrome shower fitting, wash hand basin and wc, built-in storage, wall boarding and radiator.

### Bedroom 2

10'0" x 9'10" (plus fitted wardrobes) (3.05m x 3.02m (plus fitted wardrobes))

uPVC double glazed window to rear. Carpet, radiator, built-in wardrobe.



## 9 Shearwater Close



### Bedroom 3

11'1" x 6'5" (3.40m x 1.98m)

uPVC double glazed window to front. Carpet, wardrobe, radiator.

### Bedroom 4

11'5" x 6'3" (3.48m x 1.93m)

uPVC double glazed window to front. Carpet, radiator.

### Shower Room

8'0" x 5'7" (2.44m x 1.72m)

uPVC double glazed window. A modern suite comprising large shower enclosure, wash hand basin and wc, all in white. Wall boarding, radiator, vinyl flooring.

### Front Garden

The property is found in a lovely quiet cul-de-sac. There is a generous front garden with central stone pathway to front door, lawn to either side, double gates to the left hand side, excellent off road parking, access to double garage.

### Double Garage

16'9" x 16'7" (5.12m x 5.08m)

Two up and over doors, power and light.

### Rear Garden

A lovely private and enclosed west facing rear garden, traditional borders, seating areas, mainly laid to lawn. Elevated aspect with views of Cosmeston Country Park and Glamorganshire Golf Club in the distance.

### Council Tax

Band F £3,266.15 p.a. (26/27)

### Post Code

CF64 5FX

