

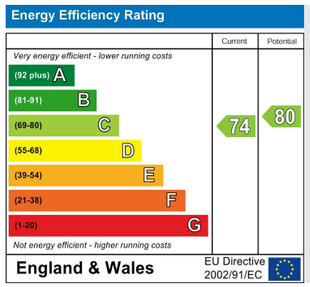
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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



Total area: approx. 1840.4 sq. feet
76 Plymouth Road



SHEPHERD SHARPE



76 Plymouth Road

Penarth CF64 3DJ

£775,000

Situated in a great location in this sought after tree lined road close to town centre, seafront and cliff top walks. No.76 is a unique and spacious modern semi detached property totalling circa 1800 ft². Accommodation comprises spacious hallway, open plan through lounge/dining, contemporary kitchen/breakfasting, utility area, wc, two large double bedrooms, bedroom 3/study and bathroom, contemporary staircase to informal loft room. Landscaped front and rear gardens. Gas central heating, double glazing. Freehold.











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Contemporary timber panelled front door with double height glazed side screen to hallway.

Hallway
A contemporary hallway, limestone flooring, downlighting, practical built-in cupboards, understair storage area housing boiler, underfloor electric heating. Double glazed windows with privacy glazing, open plan through to large kitchen/breakfasting area.

Lounge/Dining Room
8.82m x 3.93m (28'11" x 12'10")
Attractive dual aspect lounge/dining room. Original parquet flooring, Hetta log burner, natural stone hearth, contemporary radiators.

Kitchen/Breakfasting Area
6.09m x 3.57m (19'11" x 11'8")
Spacious practical, bright and light kitchen/breakfasting area. Bespoke full height double glazed timber windows to rear giving access to patio. Kitchen fitted with co-ordinating worktops, sink with half bowl and drainer, large island with pan drawers, space for fridge/freezer, space for table and chairs, Bosch induction hob, extractor, oven, combination microwave. Limestone flooring with electric underfloor heating, recessed lighting, two vertical tube radiators, plenty of space for dining room table and chairs. Two large skylights providing natural light.

Rear Lobby
Real lobby providing access to wc and utility. Large glazed display/storage, access to the garden and patio.

Utility
1.92m x 1.90m (6'3" x 6'2")
Window to rear. Worktop with sink mixer tap, space for fridge and freezer, plumbing for washing machine plus additional storage, limestone flooring.

Shower Room/W.C.
1.25m x 2.67m (4'1" x 8'9")
Contemporary shower enclosure with recessed shower fitting, rainfall shower, contemporary style wash basin, wall hung wc with dual flush. Mirror, limestone flooring, chrome radiator, sun pipe, recessed lighting.

First Floor Landing
Natural sisal flooring, contemporary glazed balustrade, window to side.

Bedroom 1
4.81m x 3.94m (15'9" x 12'11")
A large double bedroom. Double glazed window to front. Three large built-in wardrobes and dressing area, natural flooring, radiator.

Bedroom 2
3.61m x 3.32m (11'10" x 10'10")
A good double room. Double glazed window to rear. Natural sisal flooring, radiator.

Bedroom 3/Study
2.84m x 2.04m (9'3" x 6'8")
Double glazed window to front. Natural sisal flooring, radiator, contemporary steel hand rail and staircase leading up to informal loft room.

Bathroom
A spacious contemporary bathroom. Comprising steel panelled bath with pop-up waste, mixer tap with shower attachment, wall hung wash basin with walnut countertop and chrome fittings. Underfloor heating, shaver point, mirror, down lighters.

Informal Loft Room
6.18m x 3.83m (plus under eaves storage) (20'3" x 12'6" (plus under eaves storage))
Formed by converting a large loft (which we understand was architect supervised but no building regulations). A lovely light and bright room with good headroom. Velux windows with blinds to rear, double glazed window to side, access to remaining loft areas, high quality flooring.

Front Garden
Attractively landscape with good off road parking, mixed planting, silver birch and evergreens, outside lighting.

Rear Garden
Private and enclosed rear garden, natural stone terracing, patio, extensive planting, several mature trees, beech hedge, garden shed, lighting.

Additional Information
The property was previously owned by an architect and much of the refurbishment was architect supervised.
The property has warm up under floor electric heating in the kitchen, hallway and the bathroom.
The gardens have been professionally landscaped.

Council Tax
Band F £3,068.02 p.a. (25/26)

Post Code
CF64 3DJ











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