

14 Arcot Street

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



14 Arcot Street

Penarth CF64 1ET

£430,000

A three storey Victorian stone built mid terraced house located close to the town centre, all local amenities and Dingle Road railway station. The property is in catchment for both Albert Road Primary and Stanwell Secondary school. Comprising porch, hallway, lounge/dining room, kitchen and bathroom to ground floor, three bedrooms to first floor and two further bedrooms to second floor. Enclosed rear garden. Gas central heating, uPVC double glazing. Freehold. NO FORWARD CHAIN.



Total area: approx. 148.1 sq. metres (1593.7 sq. feet)
14 Arcot Street

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		
EU Directive 2002/91/EC		
England & Wales		



Front door to porch.

Porch
3'4" x 3'7" (1.02m x 1.1m)
Glazed panelled inner door to hallway.

Hallway
Doors to lounge/dining room and kitchen, stairs to first floor.

Lounge/Dining Room
24'0" x 12'2" (7.34m x 3.73m)
A spacious through lounge/dining room. uPVC double glazed window to front and rear with vertical blinds. Fireplace with electric fire, laminate flooring, radiator, TV point.

Kitchen
12'0" x 9'6" (3.68m x 2.92m)
uPVC double glazed window to side with vertical blind. White fitted kitchen with oak effect worktops, stainless steel sink and drainer with mixer tap. Built-in oven, hob and cooker hood, integrated fridge and freezer, plumbing for washing machine, space for tumble dryer, built-in oven, hob and extractor. Tiled floor and splashback, radiator.

Bathroom
9'8" x 6'3" (2.95m x 1.91m)
A modern suite in white suite comprising panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and wc. Tiled floor, radiator, combination boiler, mirror, wall lights. uPVC double glazed window to rear.

First Floor Landing
Carpet, doors to all first floor rooms. Stairs to second floor.

Bedroom 1
16'9" x 11'8" (5.13m x 3.58m)
A large double bedroom. Two uPVC double glazed windows to front with vertical blinds. Carpet, radiator.

Bedroom 2
12'0" x 10'2" (3.66m x 3.12m)
A double bedroom. uPVC double glazed window to rear with vertical blind. Lamiate floor, radiator.

Bedroom 3
15'3" x 9'8" (4.67m x 2.97m)
A double bedroom. uPVC double glazed window to side. Carpet, radiator.

Second Floor Landing
uPVC double glazed window to rear.

Bedroom 4
14'6" x 11'10" (4.42m x 3.61m)
A large double bedroom. uPVC double glazed window to front. Carpet, radiator, cupboard housing the combination boiler.

Bedroom 5
12'2" x 10'2" (3.71m x 3.12m)
A double bedroom. uPVC double glazed window to rear, velux window to roof slope. Carpet, radiator.

Rear Garden
Enclosed rear garden, paved, garden shed to remain.

Council Tax
Band E £2,763.66 p.a. (26/27)

Post Code
CF64 1EU

