



4 Andrews Buildings
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Monday – Friday
9am – 5.30pm
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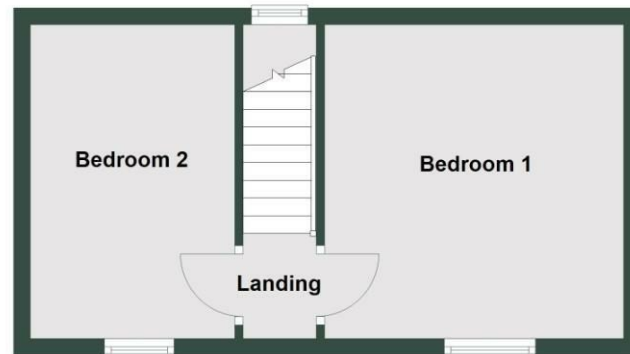
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

25 Railway Terrace

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Dinas Powys CF64 4LJ

£299,950

A beautiful double fronted two double bedroom semi detached Victorian cottage which has been beautifully restored retaining much of its original charm and character but with a stunning kitchen and stylish new bathroom. Comprises lovely open plan living room with log burner, dining room/home office, large kitchen/breakfast room, downstairs bathroom, to the first floor there are two double cosy character bedrooms. Private pretty front garden, surprisingly wide rear garden, two allocated car parking spaces. Double glazed window, gas central heating, high quality finishes and decoration throughout. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Composite traditional style double glazed front door leading through to hallway and living room.

Hallway

Slate tiling, access to electric meter, stylish presentation.

Open Plan Living Room

14'0" x 12'4" (4.29m x 3.76m)

A delightful front facing room. uPVC double glazed window looking onto pretty garden. Oak mantle, slate tiled hearth with multi fuel stove, shelving to chimney breast recesses, original stripped cupboards, wool carpet, radiator.

Dining Room/Study

12'5" x 7'10" (3.79m x 2.41m)

A pretty room. Two uPVC double glazed window to front. Fire surround with cast iron insert, original cupboards to chimney breast recess with shelving, bespoke wine rack, strip wooden floor, attractive decoration, radiator.

Kitchen/Breakfasting Room

17'10" x 11'8" (5.44m x 3.56m)

A stunning replanned kitchen, vaulted ceiling with two large velux roof lights providing additional natural light, uPVC double glazed window and French doors leading out to the rear garden. The kitchen is fitted with classic shaker style units in Farrow & Ball style colour, composite marble square edge worktop, built under china sink with cut away drainer and lever mixer tap. Smeg split level oven and grill in stainless finish, five burner gas hob, extractor, boxed in Worcester combination boiler, peninsula breakfast bar/island finished in solid oak, useful cloaks cupboard, space for fridge/freezer, beautiful slate floor, two granite column radiators, plumbed in washing machine.

Bathroom

11'3" x 3'7" (3.43m x 1.10m)

A stunning bathroom which is beautifully detailed and presented. Comprising contemporary curved bath with toughened folding shower screen, recessed mixer tap, high quality chrome shower fitting, wall hung wash basin and matching wc, built-in furniture. Stunning tiling, black column radiator, solid oak flooring, extractor, downlighting. uPVC double glazed window.

First Floor Landing

Stair staircase with handrail to first floor, attractive stair runner, compact landing with loft access, attractive stripped pine doors to bedrooms.

Bedroom 1

12'2" x 11'8" (3.72m x 3.57m)

A lovely double bedroom. uPVC double glazed window to front. Period cast iron fire surround, carpet, radiator, built-in wardrobe, stylish decoration.

Bedroom 2

12'5" x 8'0" (3.80m x 2.45m)

uPVC double glazed window to front. Carpet, radiator, cast iron period fireplace with slate hearth, stylishly presented.

Front Garden

A decent front garden which is extremely well presented and planted, natural hedging to both front and boundary, gate and pathway, landscaped with attractive pebbles, additional planting giving good privacy from the main road.



Rear Garden

A really surprising rear garden, as the house is double fronted it is wider than is typical and very private. Good entertaining space, timber shed, raised deck area with pergola and an attractive clematis creeper, retractable washing line, lighting and water supply. Gated side access to parking for two cars and some additional recycling storage/log storage.

Council Tax

Band D £2,071.63 p.a. (25/26)

Post Code

CF64 4LJ

