

115 St. Davids Crescent

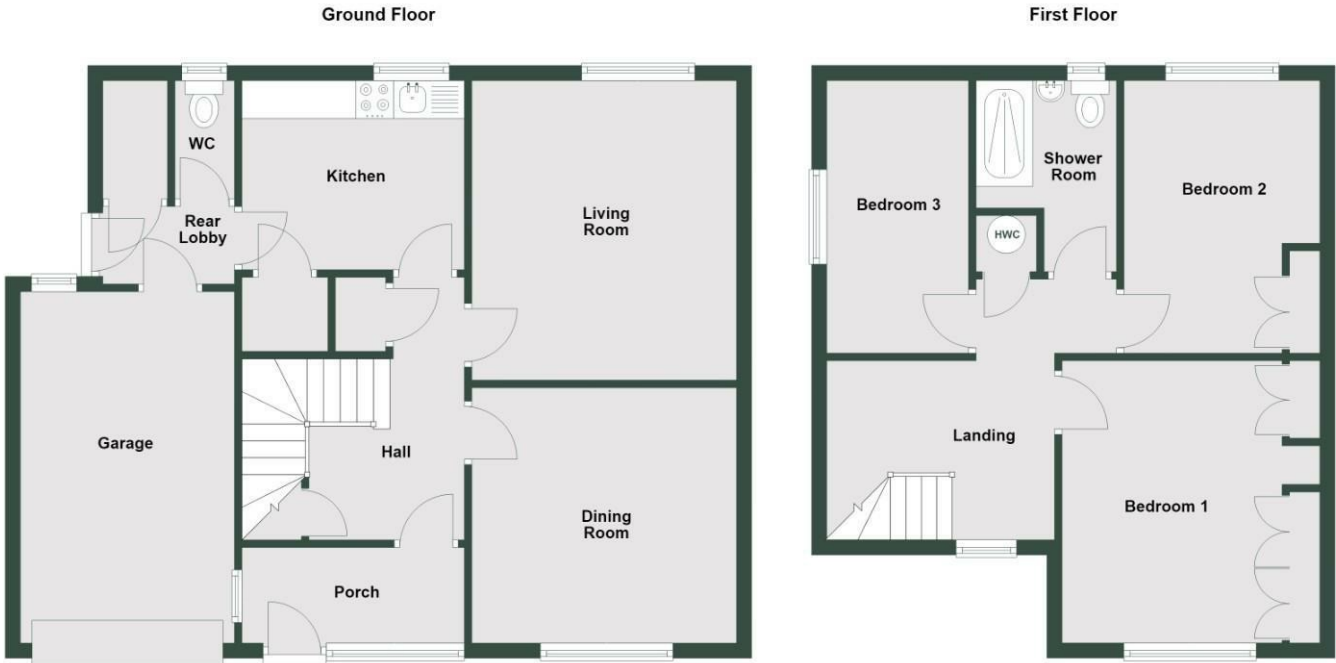


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Total area: approx. 111.6 sq. metres (1201.6 sq. feet)
115 St Davids Crescent

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		

115 St. Davids Crescent

Penarth CF64 3NB

£375,000

A traditional, well looked after three bedroom semi detached house but does require modernisation but with brilliant scope to extend (subject to planning). The property is located favourably near the head of the crescent with an open aspect over a small neighbourhood green to the front. Comprises entrance porch, hallway, dining room, living room, kitchen, wc, storeroom, integral garage, three bedrooms and shower room. Front garden, driveway to garage, enclosed rear garden directly adjoining open green fields. Freehold. NO FOWARD CHAIN.



uPVC front door with large window to the side to porch.

Entrance Porch

9'8" x 4'1" (2.95m x 1.27m)

Carpet, wall mounted light, shelving, window into garage.

Hallway

12'6" x 6'2" (3.82m x 1.9m)

Carpet, pendant ceiling light, understairs storage cupboard housing the fuse board and utility meters, stairs to the first floor, useful store cupboard with shelving.

Dining Room

11'5" x 11'5" (3.48 x 3.48m)

Large window to front overlooking the garden with open green beyond. Carpet, ceiling light, original fireplace with decorative tile surround and hearth.

Living Room

12'11" x 11'5" (3.94m x 3.48m)

Large window to rear looking out onto rear garden. Carpet, ceiling light, fireplace with gas fire and back boiler.

Kitchen

8'2" x 10'4" (2.51m x 3.15m)

Window to rear. Fitted kitchen with wall and base units, useful folding breakfast table, sink and drainer. Carpet tiles, ceiling light, washing machine, freestanding oven, grill and hob (to remain), useful pantry with original cold slab and shelving above.

Rear Lobby

5'8" x 3'9" (1.74m x 1.15m)

Leaded glazed insert timber to side, access to store room, garage and wc.

W.C.

5'1" x 2'6" (1.57m x 0.77m)

Tiled floor and walls to dado height, low level wc. High level frosted glazed window.

Store Room

2'11" x 5'6" (0.89m x 1.68m)

Panelled timber door, useful shelving, concrete floor.

Integral Garage

15'10" x 9'3" (4.83m x 2.84m)

Door to rear hallway, frosted window to rear, side window to front entrance porch. Power and light, up and over door to front.

First Floor Landing

11'3" x 6'1" (3.45m x 1.86m)

Frosted window to stairwell and additional window to landing. Carpet, pendant ceiling light, access to loft, airing cupboard housing hot water tank and shelving over.

Bedroom 1

12'0" x 11'6" (3.67m x 3.51m)

A double bedroom. Large window to front with views of the garden and open green. Carpet, pendant ceiling light, built-in wardrobes and open shelving, radiator.



Bedroom 2

12'6" x 8'8" (3.82m x 2.66m)

A second double bedroom. Large window to rear looking our over the garden and extending over to the fields beyond. Carpet, built in wardrobe with cupboard over, pendant ceiling light, radiator.

Bedroom 3

6'0" x 11'11" (1.83m x 3.65m)

Window to side. Carpet, pendant ceiling light, radiator.

Shower Room

8'5" x 6'3" (2.59m x 1.91m)

Recently adapted. Double shower enclosure with electric Mira shower, wash basin inset to vanity unit with storage beneath and mixer tap, wc. Ceiling light and radiator. Frosted glazed window.

Front Garden

A very well kept front garden with hedge and lawn, mature planting, double gates to driveway which leads to the garage.

Rear Garden

A landscape rear garden enjoying a very sunny aspect, directly joins wild flower and beyond with patio and pathway, lawn to both sides, greenhouse to remain with planted and stocks borders, fenced boundaries and gate to field.

Council Tax

Band D £2,261.18 p.a. (26/27)

Post Code

CF64 3NB

