

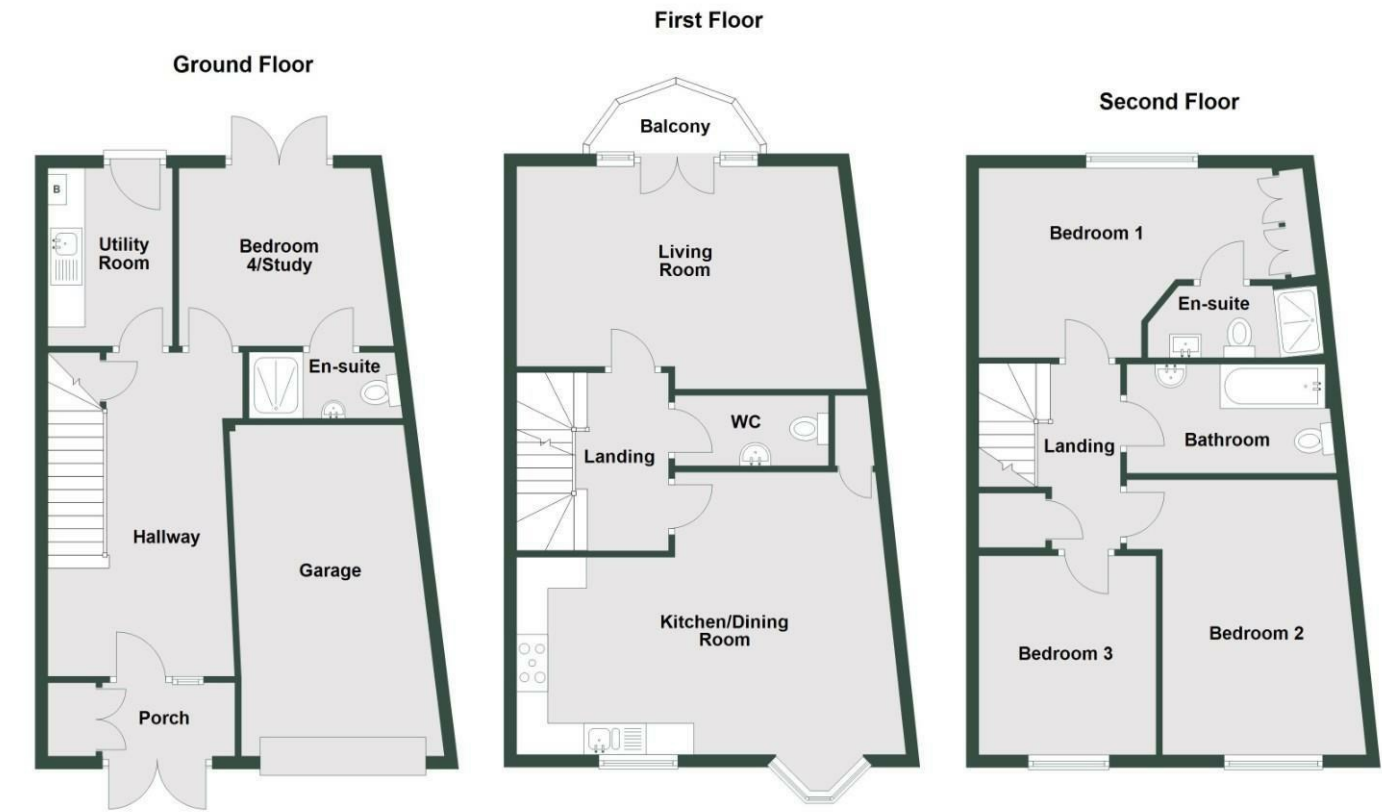
64 Chandlers Way



4 Andrews Buildings
Stanwell Road
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



Total area: approx. 160.0 sq. metres (1722.3 sq. feet)
64 Chandlers Way

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		

SHEPHERD SHARPE



64 Chandlers Way

Penarth CF64 1SP

£550,000

Situated in an established marina setting in a pretty crescent with lovely river, Cardiff Bay and city views is this larger style three storey end of terrace townhouse. Comprises porch, spacious hallway, utility room, fourth bedroom, en-suite shower room, to the first floor there is a large living room, contemporary glazed balcony with river views, kitchen/breakfast room and wc, to the second floor there are three further bedrooms, en-suite and family bathroom. Pretty rear courtyard garden, a large area of off road parking to the front of the property, garage. Gas central heating, uPVC double glazing. Freehold.



Glazed uPVC doors provide access to a good size porch.

Porch

Terracotta tiled floor, entry phone, cupboard housing gas and electric meters. Composite door with part glazed side panel to hallway.

Hallway

A spacious welcoming hallway, traditional painted handrail and balustrade to first floor, access to fuse box, deep understairs cupboard, radiator, vinyl flooring. Attractive wooden veneered doors to ground floor rooms.

Bedroom 4/Study

10'0" x 9'2" (3.05m x 2.80m)

A lovely guest bedroom. uPVC double glazed French doors leading out to garden. Wood grain effect vinyl flooring, coved ceiling, neutral decoration. Wooden veneered door to en-suite shower room.

En-Suite Shower Room

7'4" x 3'4" (2.24m x 1.03m)

Part tiled walls, fully tiled shower enclosure with chrome shower fitting, Roca wash basin and wc. Wood grain effect vinyl flooring, radiator, light, extractor.

Utility Room

9'1" x 5'6" (2.77m x 1.70m)

uPVC double glazed door leading out to garden. Base unit with sink and drainer, access to condensing boiler.

First Floor Landing

Painted handrail and balustrade to second floor, wood grain effect vinyl flooring. Wooden veneered doors to all first floor rooms.

Lounge

16'7" x 11'11" (5.07m x 3.64m)

A full width front facing living room. French doors and side windows leading out to a contemporary glazed balcony with glorious views looking out across landscaped gardens and across the river to Cardiff Bay. Wood grain effect vinyl flooring, radiator, traditional fire surround with electric fire, coved ceiling, neutral decoration.

Kitchen/Breakfast Room

16'8" x 16'4" (5.08m x 4.98m)

A good size kitchen/breakfast room. uPVC double glazed bay window providing good natural light. Shaker style fitted kitchen, contrast worktops, sink and drainer. Neff appliances to include stainless steel gas hob, extractor, matching microwave, combination oven, space for fridge/freezer, integrated dishwasher. Amtico flooring extending through to breakfasting area, space for table and six chairs plus additional furniture, radiator.

W.C.

Recently the current owner has used a small area of the living room to good effect that creates a very practical first floor wc. Comprising wash basin with storage beneath, twin flush wc. Attractive tiling, wood grain effect flooring, chrome ladder radiator, modern downlighting, extractor.



Second Floor Landing

Traditional painted handrail to second floor, wood grain effect vinyl flooring, airing cupboard with shelved storage, controls for hot water and heating, loft access with light. Attractive veneered doors to all second floor rooms.

Bedroom 1

14'0" x 10'5" (4.27m x 3.20m)

An attractive double bedroom. uPVC double glazed window with elevated view looking across landscaped gardens out towards the river and Cardiff Bay. Two large built-in wardrobes, carpet, radiator, coved ceiling, neutral decoration.

En-Suite Shower Room

8'0" (max) x 4'1" (2.45m (max) x 1.25m)

A good sized shower room. Fully tiled shower enclosure, Roca wash basin and wc. Wood effect vinyl flooring, radiator, downlighting, extractor.



Bedroom 2

12'5" x 10'0" (3.80m x 3.06)

uPVC double glazed window to front. Carpet, radiator, coved ceiling, neutral decoration.

Bedroom 3

9'7" x 9'0" (2.93m x 2.75m)

A small double bedroom. uPVC double glazed window to front with pretty outlook. Carpet, radiator, coved ceiling, neutral decoration.

Bathroom

9'1" x 5'6" (2.78m x 1.68m)

Immaculate and well presented. Comprising panelled bath with shower over, folding shower screen, Roca wash basin and wc. Wood effect vinyl flooring, radiator, mirror cabinet, downlighting, extractor.



Front

A large paviour frontage with good off road parking, access to garage.

Rear Garden

A low maintenance landscaped rear garden looking onto communal gardens, lovely river views.

Garage

9'5" x 16'10" (2.88m x 5.15m)

Council Tax

Band G £3,540.02 p.a.(25/26)

Post Code

CF64 1SP

