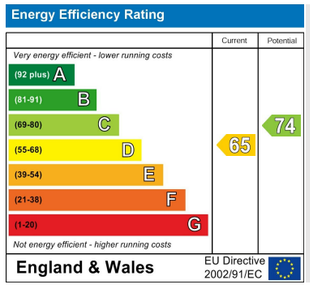
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Total area: approx. 127.9 sq. metres (1376.4 sq. feet)
31 West Terrace



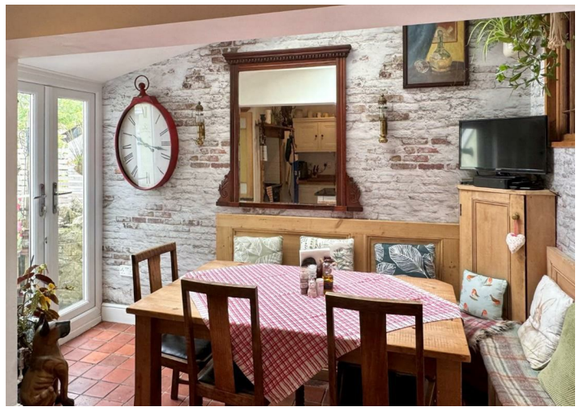
SHEPHERD SHARPE

31 West Terrace

Penarth CF64 2TX

£485,500

A much improved and extended bay fronted four bedroom mid terrace house situated close to the town centre. The property retains much of its Victorian character, with the original door, fireplaces and strip wooden floors but has been modernised and upgraded. Comprises porch, hallway, two reception rooms, extended side return kitchen/breakfasting, utility, wc, to the first floor three bedrooms and bathroom, the loft has been formally converted into a fourth bedroom. Pretty walled front garden, private well planted rear garden. Gas central heating, uPVC double glazing. Freehold.



Attractive panelled stripped original part glazed front door to hallway.

Hallway
Original stripped wooden flooring, column radiator, cornice, picture rail, decorated in traditional style, access to electric meter and modern consumer unit with circuit protection, useful understairs storage.

Reception Room 1
12'0" x 13'9" (3.67m x 4.20m)
An attractive reception room. uPVC double glazed bay window to front. Stripped wooden flooring, fire surround (gas supply available), attractive decoration, picture rail, cornice, radiator, stripped period part glazed doors through to reception two.

Reception Room 2
10'11" x 10'1" (3.33m x 3.09m)
A cosy room. Stained glass window to rear. Stripped wooden floor, radiator, picture rail, cornice, period fire surround.

Kitchen/Breakfasting
15'7" x 13'3" (4.75m x 4.06m)
Extended by way of side return single story extension providing additional space with built-in bench seating with storage and an area for table and chairs. The kitchen is finished in traditional style, with painted wood panelled units, built under double sink and oak worktop, island with granite worktop. Space for range cooker and 450 dishwasher, attractive quarry tiled floor, radiator, partial underfloor electric heating. uPVC double glazed French doors leading out to garden, vaulted ceiling with velux.

Utility Room
6'1" x 6'5" (1.86m x 1.96m)
Quarry tiled floor, base unit with Belfast sink, wood worktop, space for undercounter fridge and freezer, combination boiler. uPVC double glazed window rear and velux to roof slope. Attractive period door with stained glass to wc.

W.C.
Lovely period flooring, wash basin and wc, all in traditional style. White column radiator, boxed in and plumbing for washing machine and tumble dryer. uPVC double glazed window and velux to roof slope.

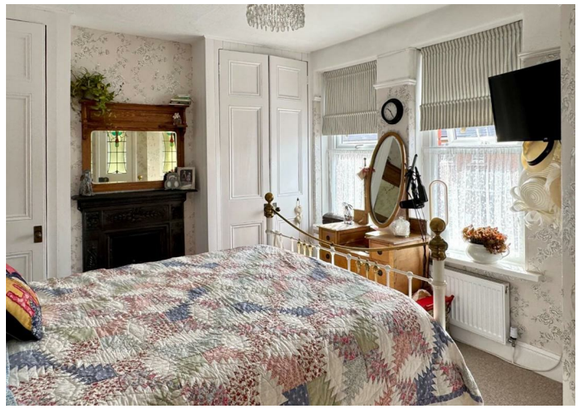
First Floor Landing
Attractively presented, carpet, original balustrade, original stripped period doors to all first floor rooms.

Bedroom 1
14'2" x 10'9" (4.34m x 3.28m)
A good double bedroom. uPVC double glazed windows to front. Fireplace, decorated in traditional style, attractive built-in wardrobes to either side of chimney breast, additional built in wardrobes opposite, carpet, radiator. Access to en-suite.

En-Suite
uPVC double glazed window. Comprising tiled shower enclosure, wash basin and wc, all in white. Radiator, tiled floor, extractor.

Bedroom 2
10'11" x 10'2" (3.33m x 3.12m)
A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, picture rail.

31 West Terrace



Bedroom 3
11'1" x 9'2" (3.38m x 2.81m)
The smallest of the bedrooms. uPVC double glazed window to rear. Built-in small double cabin bed, corner wardrobe and desk, carpet, radiator.

Bathroom
5'2" x 6'10" (1.60m x 2.09m)
Refurbished bathroom in a traditional style. Comprising clawfoot bath with rainfall shower, traditional shower fittings, twin flush wc, Laura Ashley traditional vanity unit with wash basin, mixer tap and storage. Attractive tiling to walls and floor, column radiator, towel rail in traditional style. uPVC double glazed window.

Second Floor Landing
Traditional style handrail and balustrade, carpet. Rear facing velux window providing good natural light to landing.

Bedroom 4
13'9" x 16'4" (max) (4.21m x 5.00m (max))
Formally converted with full building regulations. Velux windows to front and rear. Carpet, radiator, built-in store cupboards, attractive exposed natural brickwork to chimney breast, recess with desk, access to loft storage (boarded with light).

Front Garden
Attractive walled front garden, traditional tiled pathway, mature planting.

Rear Garden
Private, pretty lawned rear garden, timber shed, attractive mature planting, outside tap, electric points. Rear lane access.

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

Post Code
CF64 2TX