

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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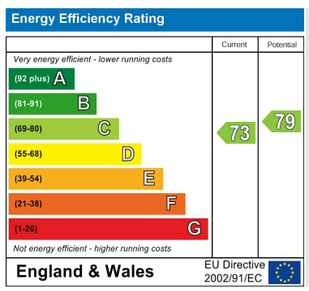
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE





Total area: approx. 119.7 sq. metres (1288.7 sq. feet)
4 Brockhill Way



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Penarth CF64 5QD

£475,000

A well proportioned four bedroom, three reception room detached family house located on a small developemnt with Cosmeston Country Park, Glamorganshire Golf Club and the Clifftops close by. In catchment for Evenlode Primary and Stanwell Comprehensive school. Double driveway parking to the front, garage and private rear garden. Freehold. NO FORWARD CHAIN.

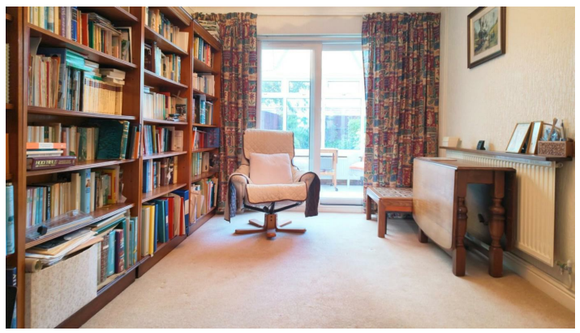


Decorative glazed uPVC front door to hallway.

Hallway
14'4" x 6'2" (4.39m x 1.89m)
Wood block flooring, pendant light, decorative glazed window to side, stairs to first floor, understairs storage.

W.C.
3'2" x 7'3" (0.98m x 2.21m)
Wood block flooring, wall mounted hand basin, low level WC, open coat hanging rail with shelf above. Window to side.

Living Room
9'5" x 14'4" (2.89m x 4.39m)
Large window to front, double doors to dining room. Carpet, ceiling light, polished stone fireplace with detailed timber surround and gas fire.



Dining Room
9'5" x 14'2" (2.89m x 4.32m)
Patio doors to conservatory, door to kitchen. Carpet, ceiling light, radiator.

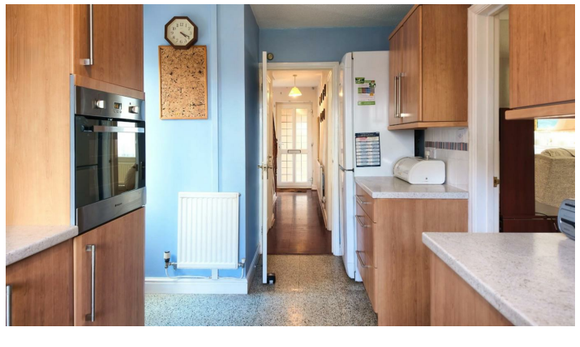
Conservatory
7'7" x 10'4" (2.33m x 3.16m)
uPVC double glazed windows and French doors to the rear garden. Carpet, radiator, ceiling light.

Kitchen
14'11" x 9'3" (4.57m x 2.84m)
The kitchen comprises a range of modern timber effect units with brushed chrome handles, complementing roll top worktops, stainless steel sink with mixer tap, tiled splashback. Appliances to remain include slimline dishwasher, washing machine, fridge/freezer, Hotpoint high level oven and grill, induction hob. Access to wall mounted Worcester boiler, terrazzo style tiled floor, ceiling light, radiator. Window and part glazed door to rear.



First Floor Landing
11'5" x 10'2" (3.49m x 3.10m)
Window to stairwell, loft hatch with retractable ladder, carpet, airing cupboard.

Bedroom 1
8'10" x 13'4" (2.71m x 4.07m)
A large double bedroom. uPVC double glazed window to front. Carpet, ceiling light, radiator, built-in wardrobes cupboards and dresser.



En-Suite Shower Room
3'2" x 8'11" (0.98m x 2.74m)
Three piece suite comprising low level WC, pedestal wash hand basin, tiled shower enclosure. Carpet, ceiling light. Frosted window to side.

Bedroom 2
8'11" x 10'10" (2.72m x 3.31m)
uPVC double glazed window to rear with views of the garden. Carpet, ceiling light, radiator, built-in wardrobes with matching bedside tables.

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Bedroom 3
8'0" x 8'11" (2.44m x 2.74m)
uPVC double glazed window to rear. Carpet, ceiling light, radiator, built-in wardrobes and dresser.

Bedroom 4
10'4" x 9'4" (3.17m x 2.87m)
uPVC double glazed window. Carpet, ceiling light, built-in high level bed with useful storage beneath, integrated corner desk.

Shower Room
7'8" x 5'6" (2.34m x 1.70m)
Modern fitted white suite with chrome fittings. Comprising tiled walk-in double shower enclosure, low level WC and vanity basin with mixer tap and mirror over, LED spotlights. Frosted window to side.



Front Garden
A sweeping double driveway leading to a single garage and a covered portico style entrance, established hedgeline, well planted borders and lawn.

Single Garage
Electric ‘up & over’ door to front, power and light.

Rear Garden
Fully enclosed and private rear garden, shaped lawn, timber garden shed, well planted borders, quality wood fencing to boundaries.

Council Tax
Band F £3,266.15 p.a.(26/27)



Post Code
CF64 5QD

