4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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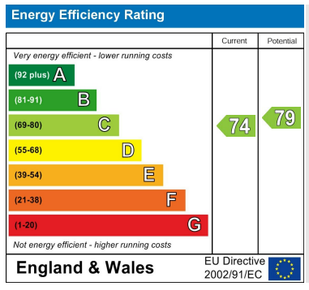
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Total area: approx. 234.0 sq. metres (2519.1 sq. feet)
8 Clos Cradog



SHEPHERD SHARPE

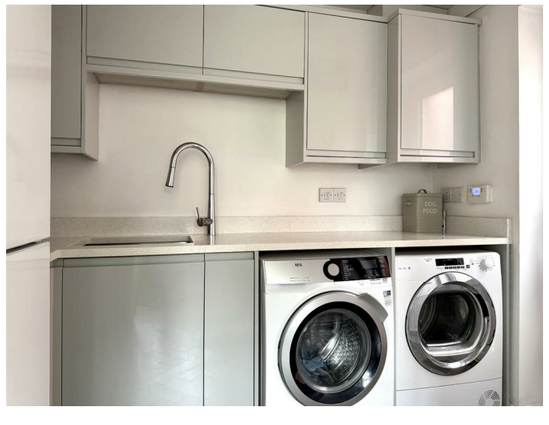
8 Clos Cradog

Penarth CF64 3RJ

£895,000

A stunning five double bedroom detached house arranged over three floors providing versatile family accommodation, occupying a quiet position on the popular Caversham Park development, close to Cosmeston Counrty Park, easy walking distance to the town centre, railway station and beach. In the catchment for Evenlode Primary and Stanwell Secondary schools. The property has been extensively upgraded in recent years with newly fitted kitchen, utility and bathrooms and is in excellent decorative order throughout. Comprising central hallway, living room, dining room/study, large open plan kitchen/dining/living room with Neff appliances, utility room and wc to ground floor. There are three double bedrooms and bathroom on the first floor, the principal bedroom has a separate dressing room and en-suite. On the second floor there are a further two double bedrooms and shower room. Front garden, driveway providing plenty of off road parking, double garage and lovely west facing private rear garden. uPVC double glazing, gas central heating, electric car charging point. Freehold.

8 Clos Cradog



8 Clos Cradog

Open covered porch and composite front door into the hallway.

Hallway
A spacious central hallway, understair store cupboard, porcelain tiled wood effect flooring, radiator.

WC/Cloakroom
1.57m x 1.63m (5'1" x 5'4")
Comprises wc, wash basin with storage beneath, tiled splashback, continuation of porcelain wood effect tiled flooring, radiator.

Living Room
4.30m x 5.00m (14'1" x 16'4")
A good sized living room. Two windows to front. Composite marble surround and hearth with coal effect gas fire, radiator, carpet, coving.

Dining Room
3.59m x 3.27m (11'9" x 10'8")
A good sized second reception room. Two windows to front. Currently used as a study, book shelves, carpet, radiator and coving.

Open Plan Kitchen/Dining/Living Room
10.70m x 3.85m (max) (35'1" x 12'7" (max))
A spacious and versatile open plan kitchen/dining/living room. Window to rear. The recently re-fitted kitchen comprises a range of base and matching wall units with a grey high gloss finish, granite worktops and splashbacks, stainless steel sink. Integrated dishwasher, Neff microwave and oven, five ring gas hob with extractor over, undercounter fridge and freezer. The dining area has plenty of space for dining table and chairs, additional informal sitting area again with French doors opening onto the garden. Continuation of the porcelain tile wood effect flooring from hallway, two radiators, inset spot lights, archway from kitchen to utility room.

Utility Room
1.92m x 1.63m (6'3" x 5'4")
Fitted base and wall units, granite worktop, stainless steel sink, space and plumbing for washing machine and tumble dryer, radiator, space for additional larder style fridge freezer, boiler, inset spot lights. Side door to the rear garden.

First Floor Landing
A light and spacious landing. Window to front. Airing cupboard with hot water tank and shelving, carpet, radiator.

Bedroom 1
4.09m x 5.00m (13'5" x 16'4")
A very spacious double bedroom. Two windows to front. Carpet, radiator, archway to dressing room.

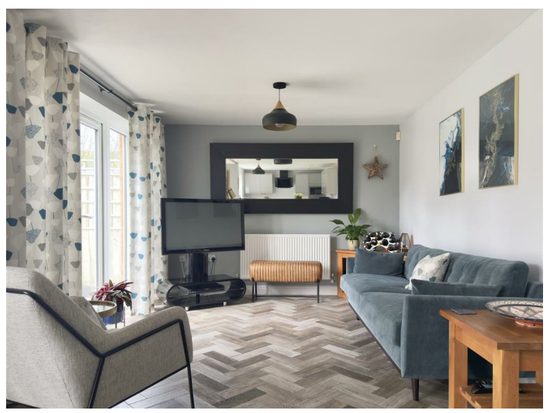
Dressing Room
1.94m x 3.00m (6'4" x 9'10")
Windows to rear. Built-in wardrobes, carpet, radiator, door to en-suite.

En-Suite Bathroom
2.33m x 3.00m (7'7" x 9'10")
Comprising a large walk-in shower enclosure, panelled bath, wc, wash basin with storage beneath and mirror over. Tiled floor, part tiled walls, inset spotlights, chrome radiator. Opaque window to rear.

Bedroom 2
3.59m x 4.41m (inc. wardobes) (11'9" x 14'5" (inc. wardobes))
A large double bedroom. Two windows to front. Built-in wardrobes, carpet, radiator.

Bedroom 3
3.59m x 3.60m (inc. wardobes) (11'9" x 11'9" (inc. wardobes))
A double bedroom. Window to rear. Built-in wardrobes, carpet, radiator.

Bathroom
2.54m x 3.00m (8'3" x 9'10")
Comprising large walk-in shower enclosure, panelled bath, wc and wash basin with storage beneath and mirror over. Tiled floor, part tiled walls, contemporary radiator.



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Second Floor Landing
Two velux style windows to rear. Carpet, radiator, loft access.

Bedroom 4
4.38m x 5.30m (14'4" x 17'4")
A large double bedroom. Window to front and velux style windows to rear. Under eaves storage, carpet, radiator.

Bedroom 5
3.65m (max) x 5.30m (11'11" (max) x 17'4")
A double bedroom. Window to front and velux style windows to rear. Built in wardrobe, carpet, radiator.

Shower Room
2.27m x 2.05m (7'5" x 6'8")
Comprising shower enclosure, wc and wash basin with storage beneath. Tiled floor, part tiled walls, radiator.

Front Garden
A lawned front garden with central pathway, mature borders and planting, side gate to rear garden. Driveway providing off road parking for several, access to the double garage, electric car charging point.

Double Garage
Two up and over doors, power, lighting, side door to rear garden.

Rear Garden
A lovely west facing private rear garden, lawn, attractive mature planting, sun terrace, decking, two raised herb and vegetable planters, outside tap, useful storage area to the side.

Council Tax
Band H £4,522.36 p.a. (26/27)

Post Code
CF64 3RJ