

4 Westfield Drive



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

All enquiries: 029 2070 7999  
Sales and general enquiries: info@shepherdsharpe.com  
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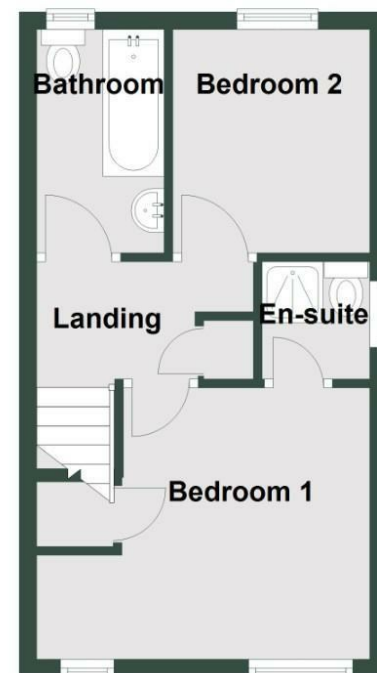
Monday – Friday  
9am – 5.30pm  
Saturday  
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 57.1 sq. metres (615.1 sq. feet)

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Offers Over

£250,000

A two bedroom end link house situated in a quiet cul de sac in need of some modernising. Comprising entrance porch, living room, kitchen/dining, two bedrooms, en-suite shower and bathroom. Front garden with parking, driveway to garage, enclosed rear garden. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus A	
81-91 B	
69-80 C	
70	77
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Part glazed double doors to entrance porch.

Porch

Carpet, glazed door to living room.

Living Room

14'5" x 12'5" (4.40m x 3.81m)

uPVC double glazed box bay window to front and window to side. Carpet, fireplace with gas fire, radiator, staircase to first floor, door to kitchen.

Kitchen/Dining

8'10" x 12'5" (2.70m x 3.81m)

A naturally bright room with large uPVC double glazed window and part glazed door out to the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer. Gas hob, plumbing for washing machine, space for fridge/freezer, access to the wall mounted Worcester combination boiler.

First Floor Landing

Carpet, loft access, airing cupboard. Doors to all first floor rooms.

Bedroom 1

10'2" x 12'5" (3.10m x 3.81m)

A good size double bedroom. uPVC double glazed window to front and feature porthole window. Carpet, radiator, built-in wardrobes. Door to en-suite shower room.

En-Suite Shower Room

Comprising corner tiled shower enclosure with electric shower, low level wc and wall hung wash hand basin. uPVC double glazed frosted window to side.

Bedroom 2

8'4" x 7'4" (2.56m x 2.25m)

uPVC double glazed window to rear. Carpet, radiator.

Bathroom

8'4" x 4'9" (2.56m x 1.46m)

Comprises a three piece suite with panelled bath, low level wc and pedestal wash hand basin with mirror over. Part tiled walls, carpet, radiator, extractor fan. uPVC double glazed window to rear.

Front Garden

Block paviour driveway with parking for one vehicle, additional side tarmac driveway leading to a single garage.

Garage

Single garage with up and over door to front.

Rear Garden

An enclosed rear garden mainly laid to lawn, fencing to boundaries, gated side access to front.



Council Tax  
Band D £2,261.18 p.a. (26/27)

Post Code  
CF64 3NT

