

32 Teasel Avenue



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

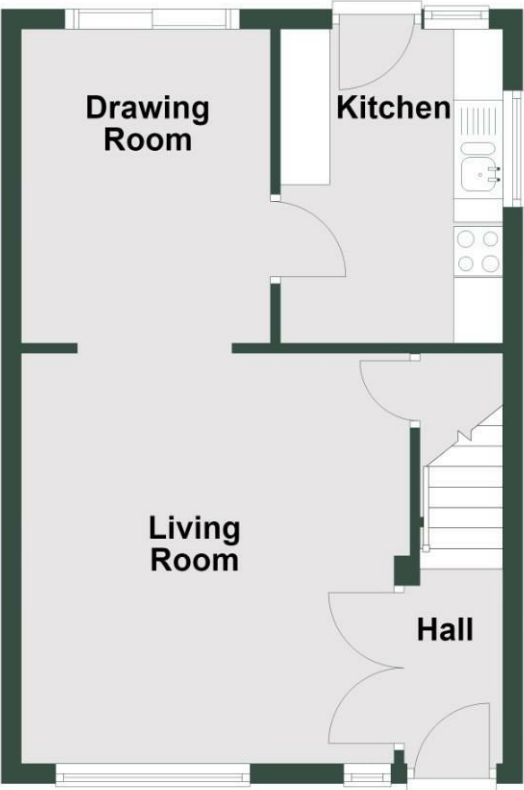
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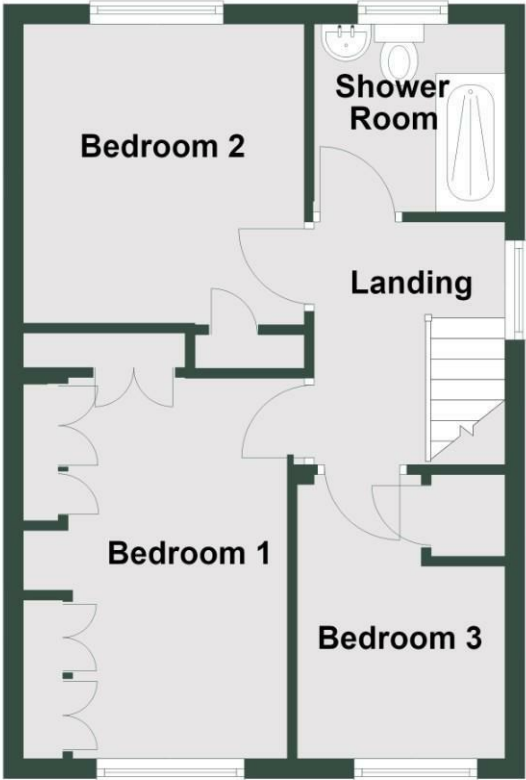
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 71.6 sq. metres (771.0 sq. feet)
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£310,000

A three bedroom semi detached house found in a quiet cul de sac. Comprising, hallway, living room, dining room, kitchen and rear porch to ground floor, three bedrooms and shower room to first floor. Lawned front garden with driveway leading to single garage, enclosed rear garden. Electric heating, uPVC double glazing, fitted carpets. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Part glazed front door to hallway.

Hallway
7'3" x 3'2" (2.23m x 0.98m)
Carpet, pendant ceiling light, stairs to first floor. Double doors to living room.

Living Room
12'5" x 13'6" (3.79m x 4.14m)
uPVC double glazed window to front. Carpet, central ceiling light, understair store cupboard, polished stone fireplace with coal effect gas fire, electric radiator. Wide opening through to rear dining room.

Dining Room
10'8" x 8'2" (3.27m x 2.51m)
uPVC glazed French doors to rear garden. Carpet, central ceiling light, electric radiator. Door through to kitchen.

Kitchen
7'0" x 10'10" (2.15m x 3.31m)
White shaker style kitchen with wall and base units, laminate worktops, composite sink and drainer with mixer tap. Tiled splashback, timber panelled wall, Beco oven, grill and gas hob, washing machine (to remain). Glazed door and window to rear porch.

Rear Porch
3'2" x 5'5" (0.99m x 1.67m)
Steps to driveway and garden, handrails, privacy glazed windows and pitched corrugated roof.

First Floor Landing
6'2" x 8'0" (1.88m x 2.45m)
Carpet, electric radiator, ceiling light, access to loft space. High level window to side.

Bedroom 1
9'0" x 13'1" (2.75m x 3.99m)
Window to front. Carpet, ceiling light, built-in wardrobes with shelving.

Bedroom 2
9'4" x 9'10" (2.87m x 3.01m)
Window to rear. Carpet, ceiling light, airing cupboard housing the Eco Compact boiler (recently serviced).

Bedroom 3
6'8" x 9'10" (2.04m x 3.01m)
Window to front. Carpet, pendant ceiling light, access to a built-in cupboard with hanging rail and shelf over.

Shower Room
6'3" x 6'2" (1.93m x 1.88m)
Frosted glazed window to rear. Three piece suite comprising pedestal wash hand basin, low level wc, large walk-in shower enclosure with sliding glass door. Central ceiling light, wall mounted heater, vinyl flooring, panelled walls/tiled.

Front Garden
A hedge lined front garden with lawn and driveway to garage.



Garage
Up and over door, power and light.

Rear Garden
Paved seating area extending to lawn, further gravelled area to the top of the garden.

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

Post Code
CF64 2QE

