

56 Redlands Avenue



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

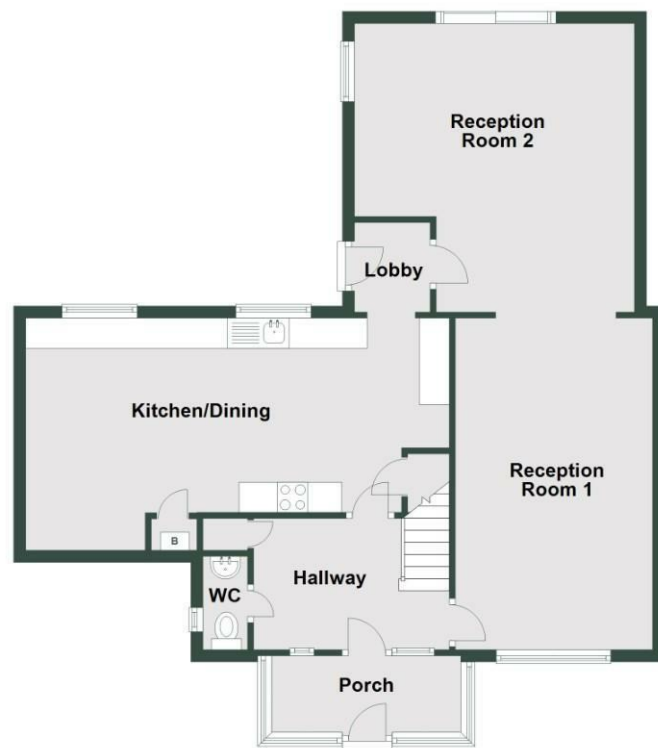
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SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 143.8 sq. metres (1547.6 sq. feet)
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£495,000

A much improved and extended four bedroom, two storey semi detached house, beautifully situated on the fringe of Penarth. The property enjoys superb elevated views looking out across open countryside towards Dinas Powys. The accommodation comprises a large porch, an open hallway with built-in storage, a downstairs wc, a main living room, a second sitting room, and a large kitchen/breakfast room. The impressive principal bedroom features a dressing room, an en-suite shower room, and opens onto a large balcony with far-reaching views. There are three further bedrooms and a contemporary family bathroom. Externally, the property benefits from off road parking to the front and a landscaped rear garden with a dedicated decked area. Redecorated throughout with gas central heating and double glazing. A fantastic family home. Freehold. VIEWING HIGHLY RECOMMENDED.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
		69	82
England & Wales		EU Directive 2002/91/EC	



Double glazed door to porch.

Porch

uPVC double glazed porch, tiled floor, redecorated. Glazed inner door to hallway.

Hallway

Tiled floor, access to gas and electric meters, radiator, area for cloaks, small store cupboard, downstairs storage.

W.C.

Low level wc, wash basin, mirror. uPVC double glazed window to side.

Living Room 1

10'8" x 17'10" (3.26m x 5.46m)

uPVC double glazed window to front. Log burner with slate hearth, wood flooring, two radiators, archway through to second living room.

Living Room 2

15'5" x 15'1" (4.70m x 4.60m)

A good size room. uPVC double glazed window and patio doors leading out to garden. Laminate flooring, large radiator, door through to rear lobby.

Lobby

uPVC double glazed door to garden, store cupboard.

Kitchen/Dining

10'2" x 23'2" (3.10m x 7.07m)

Accessed from hallway and rear lobby. Two uPVC double glazed windows to rear. A large kitchen/breakfasting room which is part of the side two storey extension. Shaker style kitchen in cream with contrasting work top, sink and drainer. Gas hob, Siemens oven, plumbing for washing machine and dishwasher, intergated fridge/freezer. Tiled floor and splashback, under unit lighting, downstairs cupboard, space for table and chairs, cupboard housing the Worcester combination boiler.

First Floor Landing

Carpet, panelling to walls, loft access.

Bedroom 1

14'9" x 9'0" (4.50m x 2.76m)

uPVC double glazed window and patio doors leading out onto a large enclosed balcony with far reaching views. Carpet, radiator, archway through to dressing area, sliding door to en-suite shower room.

Balcony

A large enclosed balcony with far reaching views of the surrounding countryside.

Dressing Area

7'8" x 8'0" (2.35m x 2.46m)

Carpet, built-in storage/hanging space.

En-Suite Shower Room

8'7" x 4'1" (2.62m x 1.27m)

Curved shower enclosure in black with rainfall shower and sliding shower attachment, electric shower, marble effect acrylic wall boarding, trough style wash basin set on a black stand with shelf beneath, low level wc. Tile effect flooring, extractor. uPVC double glazed window to side.



Bedroom 2

9'6" x 10'8" (2.90m x 3.26m)

uPVC double glazed window to front. Carpet, radiator, overstairs store cupboard.

Bedroom 3

11'1" x 9'1" (3.40m x 2.77m)

uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.

Bedroom 4

8'7" x 12'4" (2.62m x 3.76m)

Dual aspect bedroom. uPVC double glazed window to front and rear with great views. Carpet, radiator.

Bathroom

Comprising panelled bath with shower attachment, wash hand basin with storage beneath, fully tiled shower cubicle with rainfall shower and sliding attachment, low level wc. Part tiled walls, attractive flooring, feature wall lights and ceiling spot lights, ladder style radiator. uPVC double glazed window to rear with good views.

Front Garden

Hard landscaped front in herringbone block pavements, parking for three cars.

Rear Garden

A large, enclosed rear garden, patio area plus additional area of decking, lawn, feather board fencing to three sides, store shed and log store. Rear pedestrian access to the property via a side gate.

Council Tax

Band E £2,763.66 p.a. (26/27)

Post Code

CF64 2QU

