

17 Salop Place



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

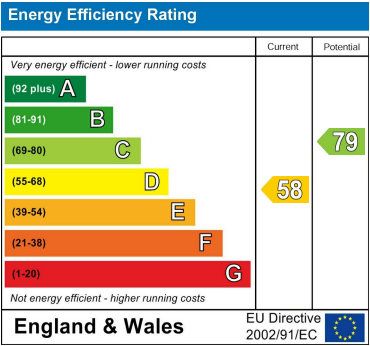
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Total area: approx. 103.7 sq. metres (1116.3 sq. feet)
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Penarth CF64 1HP

£325,000

A stone and brick fronted, three double bedroom end terrace house with accommodation over three floors. The property is situated close to the town centre and all local amenities. Comprises porch, hallway, living room, kitchen/dining to ground floor, two bedrooms and bathroom to first floor and further bedroom to second floor. Gas central heating, uPVC double glazing. West facing rear garden. Freehold. NO FORWARD CHAIN.



Part glazed panelled front door to porch.

Porch
4'6" x 2'8" (1.38m x 0.83m)
Wood effect flooring, access to fuse box, area for cloaks, painted staircase to first floor. Panelled door to hallway.

Hallway
6'4" x 5'1" (1.94m x 1.56m)
Continuation of the wood effect flooring, painted stairs to first floor.

Living Room
14'2" x 10'0" (4.34m x 3.05m)
Two large uPVC double glazed windows. Natural stone chimney breast with cupboard to one side, wood effect flooring, radiator.



Kitchen/Dining Area
18'9" x 12'7" (5.72m x 3.84m)
A highly sociable space, formerly two rooms now with wide opening.
Kitchen 3.89m x 2.14m
White shaker style fitted wall and base units, rolltop countertop, tiled splashback, inset sink and drainer, wall mounted combination boiler, freestanding oven, grill and hob, fridge/freezer (to remain). Large window with view of the rear garden.
Dining Area 3.97m x 3.83m
Wood effect flooring, radiator, large uPVC double glazed window and double sliding patio doors opening directly to a private west facing rear garden.



First Floor Landing
5'6" x 2'7" (1.69m x 0.79m)
Small landing with pine doors to all first floor rooms.

Bedroom 1
12'11" x 11'5" (3.96m x 3.48m)
Large uPVC double glazed window to front. Carpet, radiator, built-in wardrobe.



Bedroom 2
10'1" x 14'4" (3.09m x 4.37m)
uPVC double glazed window. Laminate floor, radiator, built-in wardrobe.

Bathroom
9'11" x 7'3" (3.03m x 2.22m)
A four piece suite in white comprising satin chrome shower enclosure with Gainsborough electric shower, wash basin, wc and bath with mixer tap and shower attachment. Stylish tiling to walls. Frosted window to the rear elevation.

Second Floor Landing
Velux skylight drawing in natural light from above, access to large store area and bedroom 3.

Bedroom 3
11'10" x 10'11" (3.61m x 3.35m)
uPVC double glazed window to front. Laminate floor, radiator, access to attic.



Front
Opening directly onto Salop Place.

Rear Garden
A west facing rear garden with large stone patio, artificial lawn, large timber shed, fencing to boundaries with a walled and gated side access to Salop Place.

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

Post Code
CF64 1HP

