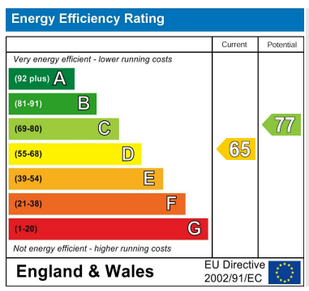
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor

Total area: approx. 42.7 sq. metres (459.7 sq. feet)
165 Redlands Road



SHEPHERD SHARPE

165 Redlands Road

Penarth CF64 2QP

£189,950

A well presented one bedroom ground floor flat found in a purpose built development of just four properties. Comprises hallway, living room, kitchen, double bedroom and bathroom. Front garden, small area of rear garden, store shed/workshop and parking area to rear. Gas central heating, uPVC double glazing, built-in appliances. Share of freehold. Viewing essential.

165 Redlands Road

uPVC double glazed front door to hallway.

Hallway
9'4" x 7'6" (2.85m x 2.29m)
Cupboards housing electric meter, fuse box and gas meter. Large walk-in store cupboard, tiled floor, radiator. Modern panelled doors to all rooms.

Living Room
12'4" x 12'5" (3.78m x 3.80m)
Large uPVC double glazed window to front. Wood flooring, radiator, period cast iron fireplace with tiled hearth.

Kitchen
8'9" x 7'6" (2.69m x 2.31m)
uPVC double glazed window to front. Modern two tone fitted kitchen with downlighting, contrasting worktops and upstand, stainless steel sink and drainer with mixer tap. Built-in electric oven, induction hob, washing machine, built-in fridge/freezer. Cupboard housing the 'Ideal' combination boiler, tiled floor, serving hatch to living room, spotlights to ceiling.

Bedroom
12'5" x 10'3" (3.79m x 3.13m)
uPVC double glazed window to rear. Wood flooring, radiator.

Bathroom
5'10" x 6'7" (1.79m x 2.02m)
In white comprising panelled bath with black shower fitting, crittal style shower screen, wash hand basin and wc. Tiled splashback, vinyl flooring. uPVC double glazed window.

Outside
Gravelled front garden is privately owned by the ground floor flat, small gravelled area of rear garden. Large parking area which is accessed from Wordsworth Avenue. Store shed/workshop (3.59m x 1.59m).

Share of Freehold
Lease 999 years from 1963.
Maintenance split between the four flats.
Building Insurance £180 p.a. (each flat).
Administration cost for residents' management company £30 p.a.

Council Tax
Band C £2,009.93 p.a. (26/27)

Post Code
CF64 2QP