

40 Plas St. Andresse



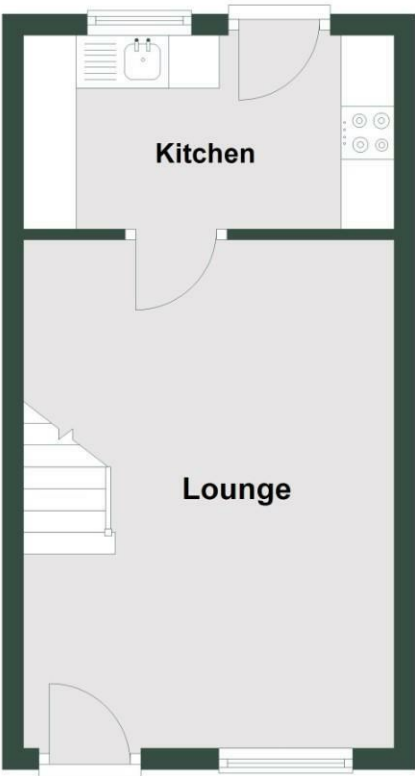
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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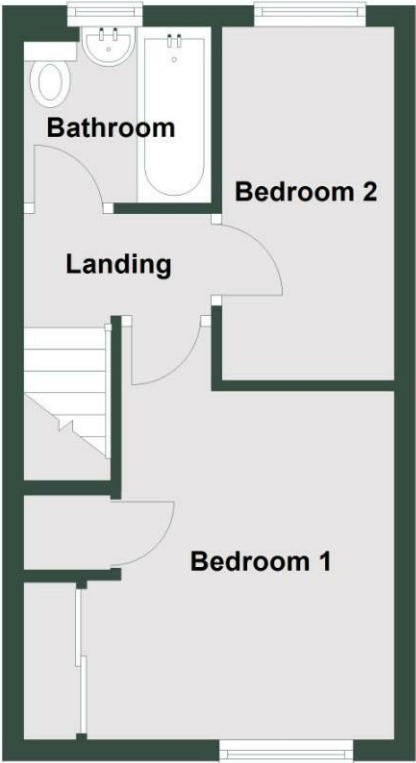
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 47.1 sq. metres (507.1 sq. feet)
40 Plas St Andresse



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Penarth Marina CF64 1BW

£267,500

A smaller two bedroom mid link house found in a lovely location with a pretty mature front garden and good views looking out across to Cardiff Bay. Comprising lounge, kitchen/breakfast, two bedrooms and bathroom. Front and rear gardens, numbered allocated parking space. Electric heating, double glazing, original fittings but in good overall condition. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Hardwood double glazed front door opening into lounge.

Lounge
15'9" x 11'6" (4.81m x 3.51m)
Aluminium double glazed window to front with nice views of the garden and Bay. Open plan room, carpet, staircase to first floor, electric radiator, electric fire, decorated in cream.

Kitchen
11'3" x 5'10" (3.45m x 1.80m)
The original kitchen but in immaculate condition. Comprising white floor standing and eyelevel cupboards, contrast worktops and drainer. Original electric hob and oven, extractor, space for fridge/freezer, plumbing for washing machine. Tiled floor and splashback. Double glazed window to rear, uPVC double glazed door to enclosed garden.

First Floor Landing
Carpet.

Bedroom 1
11'3" (max) narrowing to 8'3" x 12'7" (3.45m (max) narrowing to 2.52m x 3.86m)
An attractive double bedroom. Double glazed window to front with lovely views of garden and Cardiff Bay. Large mirror fronted wardrobe, airing cupboard with hot water cylinder and additional shelving, electric radiator, carpet.

Bedroom 2
5'5" x 10'9" (1.66m x 3.30m)
The smaller of the two bedrooms. Double glazed window to rear. Carpet, electric radiator, loft access.

Bathroom
Double glazed window to rear. The original suite in sage green comprising panelled bath, wash hand basin and wc. Part tiled walls, ceramic tile flooring.

Rear Garden
East facing rear garden with good views of the Cardiff Bay.

Marina Service Charge
Portway Village Marina £33.50 per month.

Council Tax
Band D £2,003.04 p.a. (25/26)

Post Code
CF64 1BW

