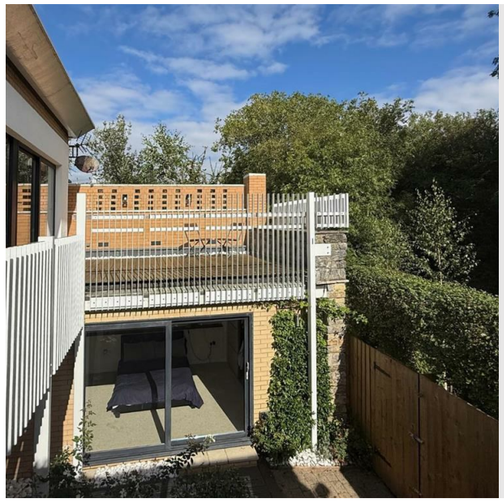
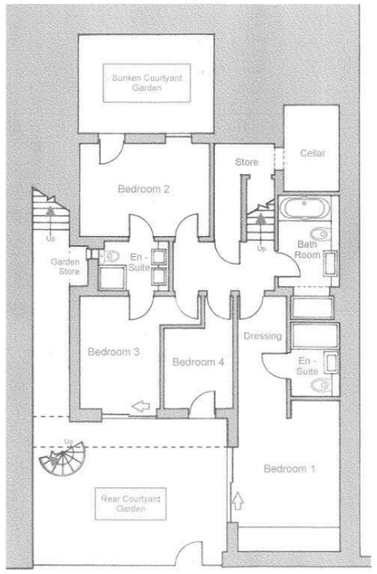


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

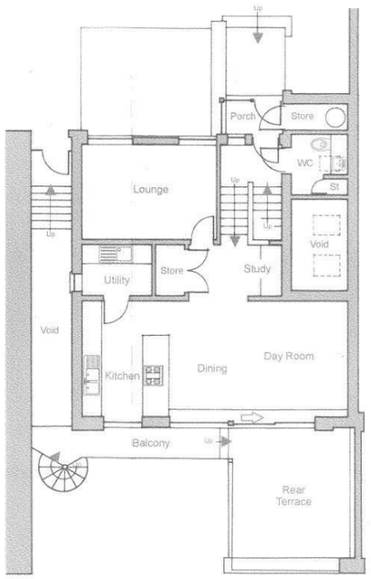
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

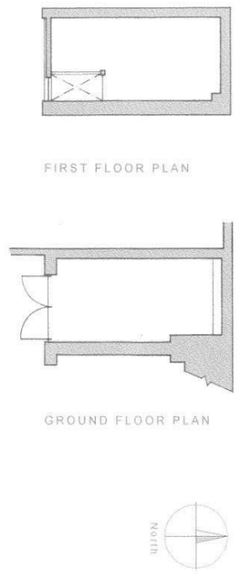
GROUND FLOOR PLAN



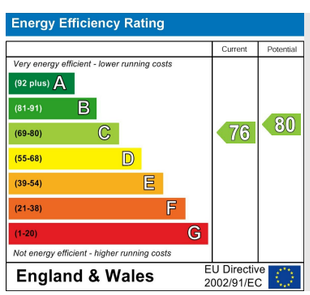
FIRST FLOOR PLAN



COACH HOUSE



These floor plans are not to any scale, and are for illustrative purposes and general guidance only. All measurements given are approximate and should not be relied upon as exact. Total approximate net internal floor area is 182m² (1,958 ft²).



SHEPHERD SHARPE



1 Station Mews Station Road

Penarth CF64 3ER

£825,000

Truly attractive, architect designed, 4 double bedroom, 3 bathroom, detached modern home, offering over 1,600 sq.ft. of internal accommodation thoughtfully arranged over two floors. Set within a secluded gated mews, with off-street private parking to the front and a combination of hidden terraces and garden to the rear. In addition, a solid brick-built 2-storey coach house of some 260 sq.ft. Currently a garage and workshop with mezzanine store over, with electricity, this could be converted to a studio, gym or home office. Located on the periphery of Penarth Town Centre, the tree lined 'old-railway' footpath being immediately to the rear, all associated amenities, transport links and seafront are within a short walking distance. Freehold.

1 Station Mews Station Road



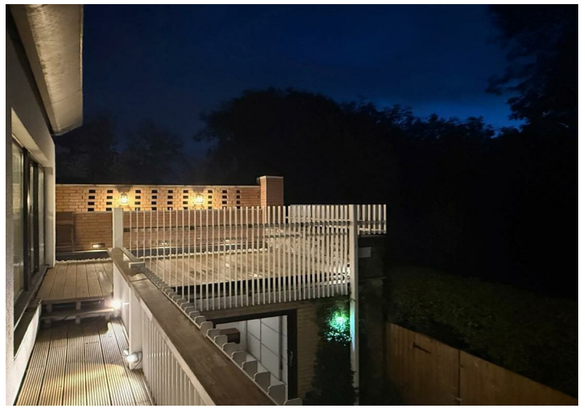


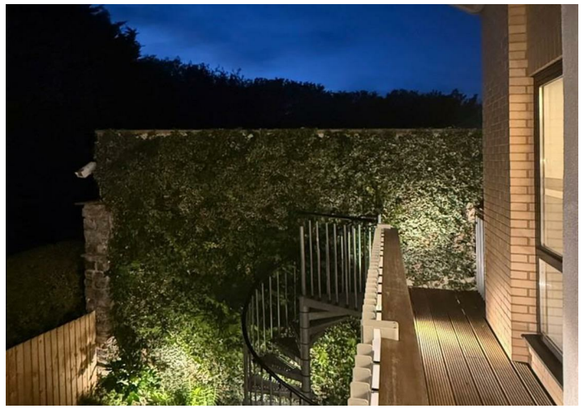


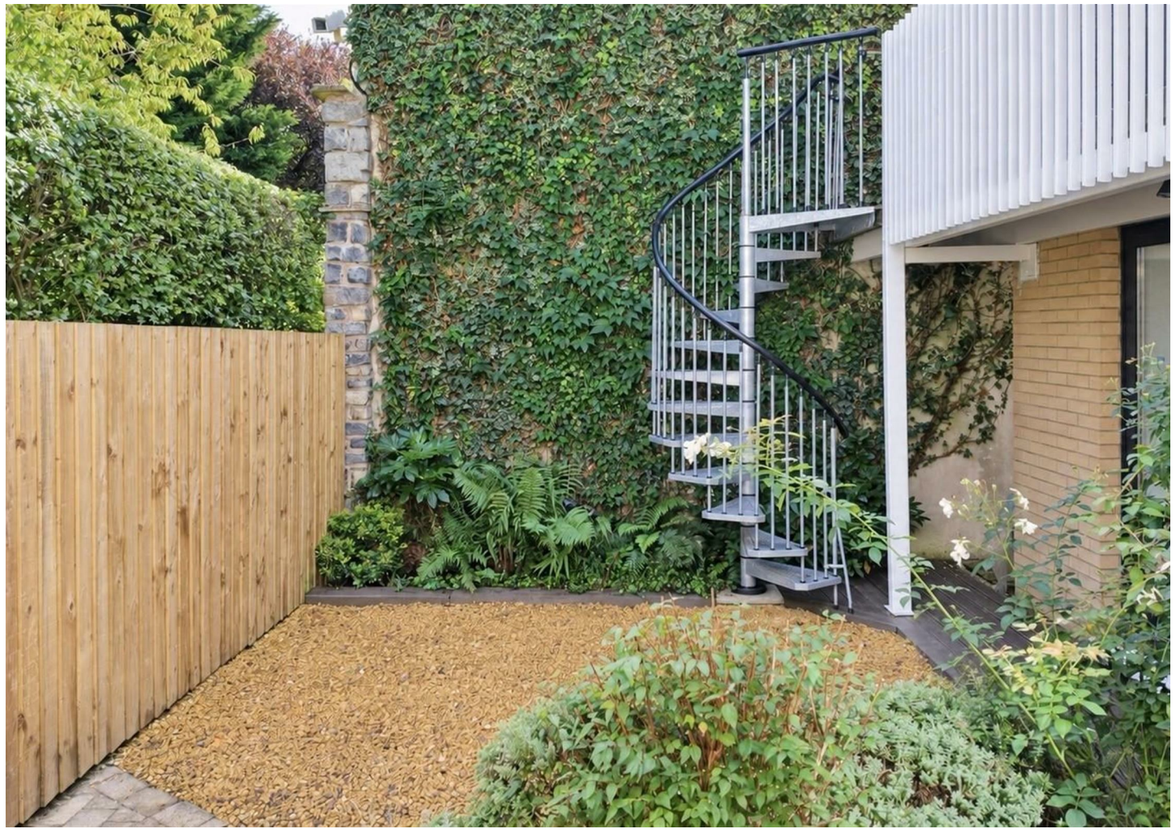


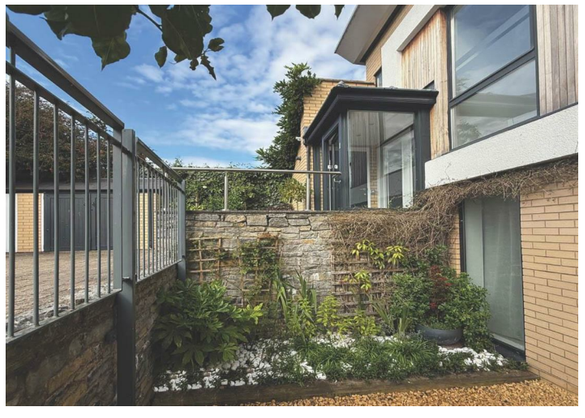


1 Station Mews Station Road

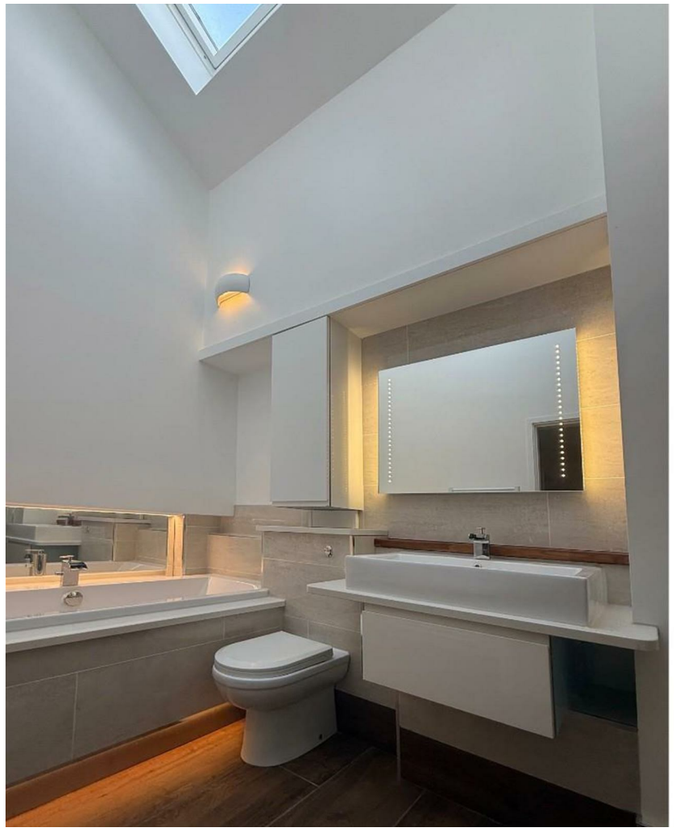


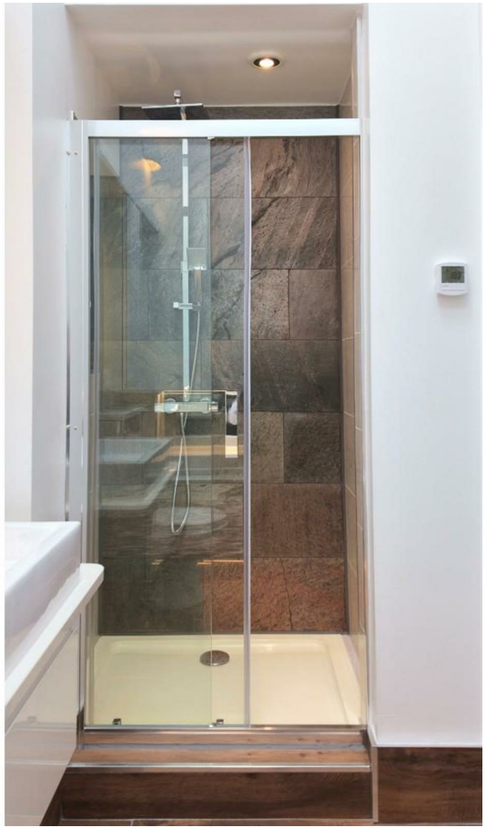














1 Station Mews Station Road

Full length timber glazed door opens to entrance porch.

Porch
5'4" x 3'9"
Mat well, tiled floor, LED spotlights to ceiling. Part glazed front door to entrance hall. Just off lies a Coats Store.

Coats Store
5'10" x 2'5"
Wall mounted 'Valliant' gas boiler, mains-pressure hot-water tank, fuse board, and storage shelving/rail within.

Entrance Hall
9'7" x 6'2"
Double height vaulted-ceiling, carpet, pendant light, split stairs providing access to ground floor and first floor. High level window to the front draws in an abundance of natural light.

Cloakroom/W.C.
5'11" x 5'4"
Modern low level WC, counter ceramic basin with rainfall tap, vanity storage beneath, high ceiling, wall mounted light over mirror, chrome towel radiator, tiled floor and accent wall tiles. With additional built-in Store Cupboard.

Landing/Open Study
9'6" x 5'2"
Sizeable roof lantern over with spotlights to ceiling, built-in hardwood desk with shelving over. A double storage cupboard opposite, with full-house heat-recovery and ventilation system within. Wide opening leads to a highly sociable and open-plan kitchen/dining/living room.

Kitchen/Dining/Day Room
27'2" x 11'7"
Kitchen/Dining/Day Room (8.28m x 3.53m) A large open-plan and flexible space, flooded by natural light. Sliding doors open onto a decked external terrace, with elevated views over the surrounding mature landscape and steel spiral-stair to the rear garden below. Timber effect laminate flooring, multiple spotlights to feature vaulted-ceiling, vertical radiator to wall, skirting radiator to window.
Kitchen: (3.55m x 2.50m) Comprises a host of wall and base mounted white gloss cabinets, with chrome handles. The majority of appliances are 'Neff' and are to remain, including a gas hob, ceiling mounted extractor, double oven/grill, warming-drawer, dishwasher and refrigerator-drawers and wine cooler. Tiled floor, multiple spotlights to feature vaulted-ceiling and below wall units, glass-tiled splashbacks, vertical radiator to wall. Large opening window to rear with treetop view.

Utility Room
7'0" x 5'1"
'L' shaped run of wall and base units, stainless steel sink with mixer tap, and space for a washing-machine, tumble-dryer and freezer. Frosted window to side. Tiled floor, tiled splash-back, pendant ceiling light, radiator.

Front Lounge
13'6" x 9'8"
Two large windows overlook the spacious front courtyard, part frosted to lower portion, carpet, spotlights to feature vaulted ceiling, radiator.

Ground Floor Hall
10'4" x 5'1"
Underfloor heating, carpet, pendant light, and accessing a large understairs store cupboard with lighting and vinyl flooring laid.

Bedroom 1
15'1" x 9'9"
A spacious double bedroom, large south facing sliding doors opening onto the rear courtyard garden. Underfloor heating, carpet, spotlights, wall-lights, TV point, built-in triple wardrobe and space for a dressing table.

En-Suite Shower Room
7'10" x 4'8"
Comprising low level WC, countertop with vanity storage beneath, ceramic basin with mixer tap, mirror and further storage, tiled double shower enclosure with rainfall shower. Feature lighting, wood effect tiled floor with underfloor heating, supplementary chrome towel radiator. Frosted window and door to Dressing Room.

Dressing Room
12'4" x 5'1"
Joining the Hall, En-Suite and Bedroom 1, with space for additional wardrobes/storage. Underfloor heating, carpet and pendant light.

Bedroom 2
13'6" x 9'8"
A spacious double bedroom, with door opening onto the sunken front courtyard garden. Underfloor heating, carpet, pendant light.

Bedroom 3
11'7" x 8'4"
Large double bedroom with glazed doors opening onto the rear courtyard garden. Underfloor heating, carpet, pendant light.

'Jack & Jill' En-Suite
7'5" x 5'1"
Accessible from Bedrooms 2 and 3 via dedicated and lockable individual doors. Side by side ceramic basins on countertop with wall mounted taps, vanity storage under, large mirror, shower with frosted enclosure and modern WC. Feature lighting, wood effect tiled floor with underfloor heating, supplementary towel radiator. Frosted window to side.

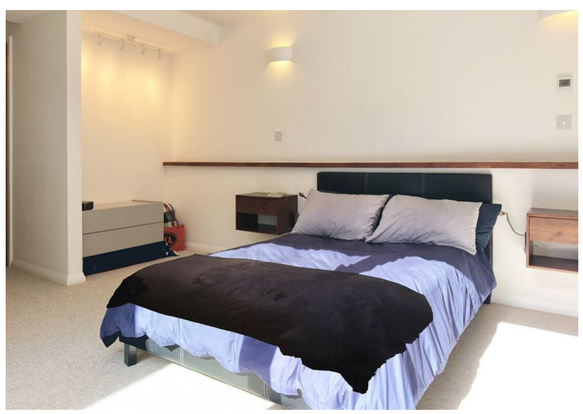
Bedroom 4/Home Office
8'4" x 7'2"
Full height window/door opens onto the rear courtyard garden. Underfloor heating, carpet, pendant light.

Bathroom
11'5" x 5'11"
Flooded with natural light via two rooflights within the high level ceiling, the four-piece suite comprises tiled rainfall shower enclosure with sliding glass doors and spotlight extractor, double ended bath with central waterfall tap and handheld shower, ceramic basin with rainfall tap inset to vanity unit, mirror above. Ceramic tiled walls, wood effect tiled floor with underfloor heating, supplementary towel radiator.













1 Station Mews Station Road

Front
A gated entrance off Station Road leads down a private driveway to a communal forecourt, access being shared by three properties. 1 Station Mews is on the left, with dedicated bin store, mature planting, gravel border, and parking immediately in front. A path leads to the glazed entrance porch, stone walls with balustrading over enclosing the adjacent sunken front garden. Accessed from Bedroom 2 and with southwest aspect, planted border, and mature feature tree, all further enhanced by dedicated and subtle flood lighting.

Rear Garden
Two ultra private, enclosed and interconnected outdoor spaces; a first floor large timber decked terrace, a further balcony and feature spiral stair joining it to the additional garden below. This rear garden is a contrasting and complimentary mature landscaped, courtyard style space, with access to the majority of bedrooms, the front forecourt and, via a gate in the enclosing fence and hedge, the footpath, grounds and town facilities beyond. Dedicated and subtle flood lighting again further enhance these delightful variety of spaces.

Garage/Coach House
16'4" x 7'10"
A stone and render finished coach house with double timber doors to garage/workshop space within. Ladder access to mezzanine level provides additional storage in current form, with frosted window. A very practical space and lending itself to various uses e.g. studio space/workspace (subject to relevant permissions obtained).

Council Tax
Band G £3,768.63 p.a. (26/27)

Post Code
CF64 3ER

Please note - some images have been created using CGI, digitally staged with furniture and decorative items to help visualise possible layout and presentation of the property. They are being used in good faith for marketing purposes only and may not reflect the property's current contents or condition.









