

REDUCED

£324,950 Freehold



## 47 Salop Street, Penarth, South Glamorgan. CF64 1HH

- FOUR BEDROOMS
- MID TERRACE HOUSE
- REQUIRES IMPROVEMENTS THROUGHOUT
- ENCLOSED REAR GARDEN
- SUMMER HOUSE
- VIEWINGS AVAILABLE



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## PROPERTY DESCRIPTION

Squarefoot are pleased to be able to offer for sale this four bed terraced house situated in a very popular street in central Penarth. The property offers two ground floor reception rooms and galley style kitchen, a downstairs bathroom and four good sized bedrooms to the first floor. The rear garden is well-established with a modern self-contained summer house and decked area. The property will need modernisation/refurbishment throughout but has the potential to be a lovely, family home. Viewings are available on request.



## ROOM DESCRIPTIONS

### ENTRANCE HALLWAY

Access via main front door and secondary internal door. Carpet to floor and doors to two reception rooms and kitchen. Decoration required.

### FRONT RECEPTION ROOM

3.14m x 3.30m (10' 4" x 10' 10") . Good size room to the front of the property. Double glazed window. Radiator to wall, carpet to floor. This room would require further refurbishment works.

### SECOND RECEPTION ROOM

2.54m x 3.59m (8' 4" x 11' 9") Second reception room with double glazed window looking out to garden. Would benefit from modernisation.

### KITCHEN

2.06m x 4.85m (6' 9" x 15' 11") Galley style kitchen with a variety of wall and base units. In-built oven and hob with space for under-counter appliances. Side window overlooking rear garden and radiator to wall. White goods to stay.

### BATHROOM

2.04m x 2.46m (6' 8" x 8' 1") 3 piece bathroom suite with shower over bath. Will require refurbishment works.

### GARDEN

3.31m x 18.75m (10' 10" x 61' 6") Enclosed rear and side spaces with a lot of potential. Currently has a decked area with a stand-alone summer house, which is insulated and has

### BEDROOM 1

2.50m x 3.59m (8' 2" x 11' 9") Good sized double bedroom overlooking the rear of the house. Currently used as storage.

### BEDROOM 2

2.84m x 3.17m (9' 4" x 10' 5") Good size double bedroom overlooking the rear of the house. Currently used as a craft/hobby room. Wardrobe to stay.

### BEDROOM 3

1.90m x 2.74m (6' 3" x 9' 0") Front facing room currently being used as an office. Double glazed window, carpet to floor.

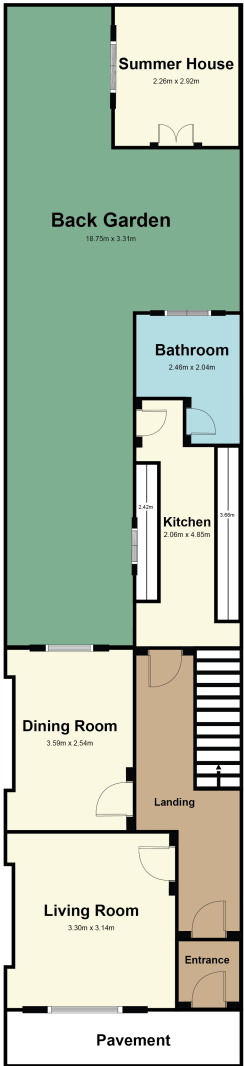
### BEDROOM 4

2.6m x 3.64m (8' 6" x 11' 11") Front facing large bedroom.





Ground Floor

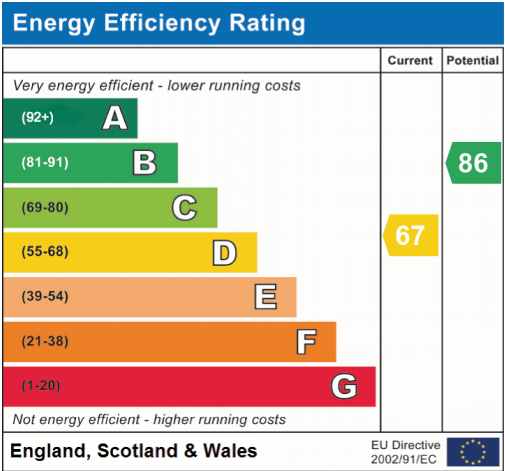


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Targio.

First Floor



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