

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CHURCH ROAD



COMMUNAL ENTRANCE

Entered via a solid wood front door which leads to communal hallway and stairway. The apartment is located on the top floor and entered via a wooden door.

INNER HALLWAY

Doors to all rooms, ceiling hatch and ceiling light. Radiator. Built-in cupboard with shelving and hanging space. Central heating thermostat.

LOUNGE/DINING ROOM

3.65 x 3.01 (12'0" x 9'11")

Large double glazed window to front aspect. Ceiling light. Radiator.

FITTED KITCHEN

4.24 x 1.90 (13'11" x 6'3")

Fitted with a range of wall and base units. Solid wood worktops incorporate a stainless steel one and a half bowl sink unit with mixer tap over. Four ring gas hob with stainless steel extractor hood over. Built-in electric fan assisted oven and grill. Tiled splashbacks. Breakfast bar. Radiator. Plumbing and space for appliances. Double glazed window to rear aspect. Double glazed door with access to the fire escape. Ceiling spot lights. Wooden laminate flooring.

DOUBLE BEDROOM

3.65 x 2.45 (12'0" x 8'0")

Large double glazed window to front aspect. Radiator. Ceiling light. Telephone points.

BATHROOM

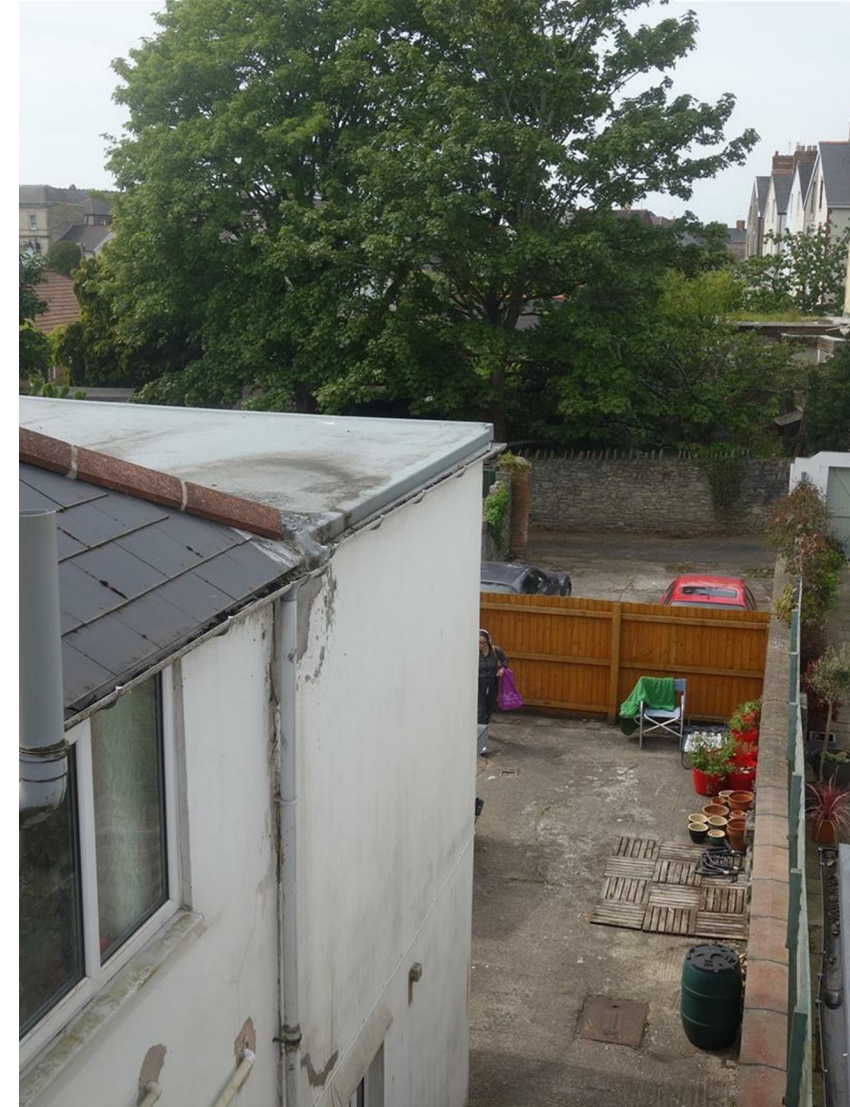
2.71 x 1.58 (8'11" x 5'2")

Re-fitted bathroom with modern white suite comprising, bath with wooden side panel and glass shower screen to side. Chrome shower controls over. W.c. with recessed cistern. Pedestal wash hand basin. Decorative tiled splashbacks. Shaver point. Wooden shelving. Wall mounted 'Baxi' gas fired boiler. Obscured window to rear aspect. Ceiling light.

ADDITIONAL INFORMATION

The flat was completely renovated in 2016 which included new boiler, completely new kitchen and bathroom.

Details of tenure to be confirmed with the owner.





CHURCH ROAD

, CF64 1AE - £800



1 Bedroom(s)



1 Bathroom(s)

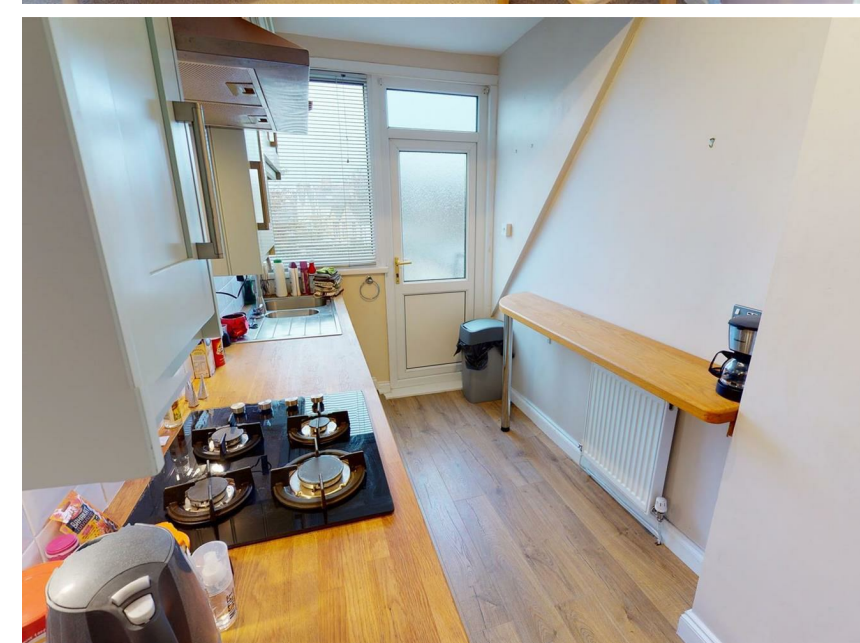


sq ft

Within easy walking distance to the town centre with its shops, train station and amenities. Alexandra gardens and Penarth Esplanade are also close by. Newly painted and new carpets. This top floor one bedroom apartment forms part of traditional mid terraced town house in a very sought after tree lined location in Penarth. Accommodation briefly comprises, communal entrance, inner hallway, lounge/dining room, fitted kitchen, bathroom with shower and double bedroom.

Council Tax Band B
EPC expired (previously was a C)

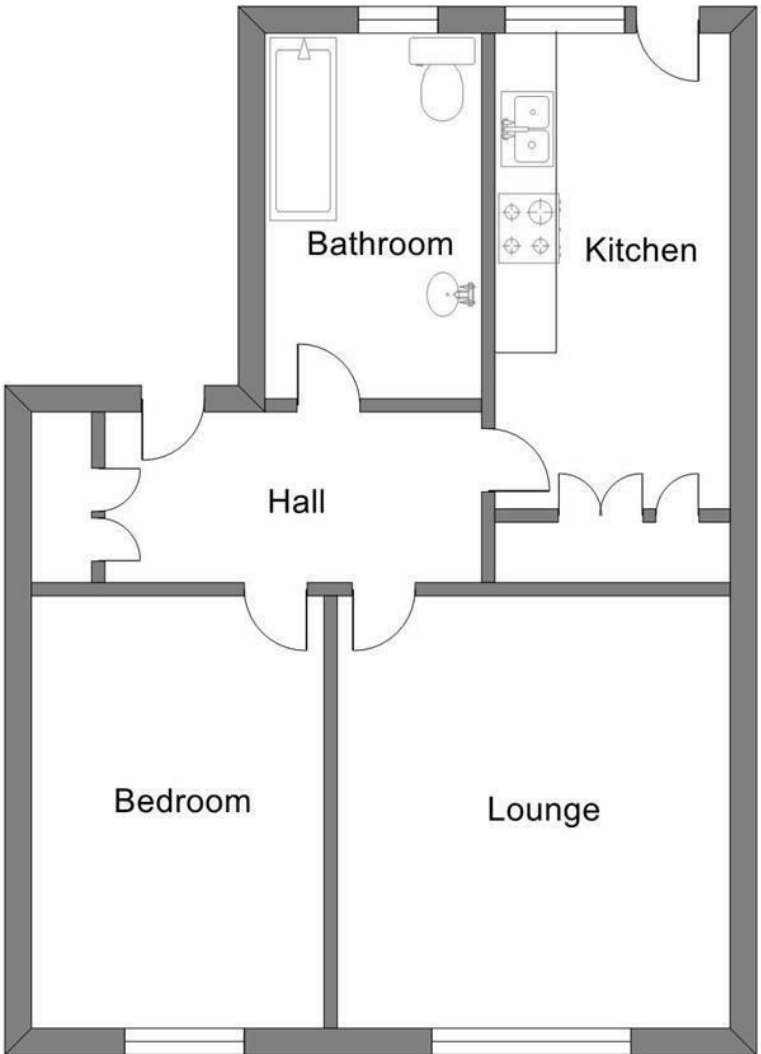
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



PROPERTY SPECIALIST

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Lettings Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 