

# 9 Rowan House, Bridge Street

Penarth, The Vale Of Glamorgan, CF64 2LH



An unfurnished 1st floor well presented two double bedroom apartment, in good order throughout, located in an excellent location for access into Penarth, Penarth Marina and Cardiff. The property is located close to Cogan Leisure Centre, two train stations and Cogan Primary School. Property comprises of an entrance hall, spacious lounge, fitted kitchen, two double bedrooms and a bathroom with shower over bath. Viewing advised. EPC: C.

**David  
Baker & Co.**  
Your local Estate Agent & Chartered Surveyor

## Monthly Rental Of £900

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Entrance Hall**

Fitted carpet. Large built-in cupboard with hot water cylinder and fitted shelf. Wall mounted electric heater. Power points.

### **Lounge 16' 4" x 10' 11" (4.97m x 3.33m)**

Fitted carpet. Large uPVC double glazed window with curtain poles and curtains. Power points and TV point. Wall mounted electric heater.

### **Kitchen 10' 8" x 6' 10" (3.24m x 2.09m)**

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated fridge, electric oven and four zone electric hob with extractor hood over. Freestanding w washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window. Power points. Space for counter level fridge and freezer.

### **Bedroom 1 14' 1" x 10' 11" (4.28m x 3.34m)**

Double bedroom with fitted wardrobe. Fitted carpet. uPVC double glazed window with curtain poles and curtains. Power points. Wall mounted electric heater.

### **Bedroom 2 12' 7" x 9' 5" (3.84m x 2.86m)**

Double bedroom with uPVC double glazed window. Fitted carpet. Wall mounted electric heater. Power points. Curtain poles and curtains to the window.

### **Bathroom 10' 11" x 4' 11" (3.34m x 1.49m)**

Tiled floor and part tiled walls. Suite comprising a bath with mixer shower and glass screen, WC and a sink with storage below. Heated towel rail. uPVC double glazed window with roller blind.

## **Additional Information**

### **Council Tax**

Year Starting 2025-2026 council tax band C = £1888.01

### **Our Fees**

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com). A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

### **Availability**

Available now subject to successful referencing.

### **Furnishings**

Property is currently unfurnished

### **Approximate Gross Internal Area**

683 sq ft / 63.5 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan













