

21 Countess Place

Penarth, The Vale of Glamorgan, CF64 3UJ



A very well presented three bedroom terraced property, with excellent period character and a superb location for schools, shops and the town centre. Two reception rooms plus kitchen / diner and a ground floor cloakroom. Low maintenance rear garden and off road parking to the front. Available on a part furnished basis. No smokers. No pets. EPC: D (62)

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

£1600 PCM

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Accommodation

Ground Floor

Living Room *12' 10" into recess x 12' 11" into bay (3.92m into recess x 3.94m into bay)*

A wonderful main reception room, open to the dining room with glazed panel wooden doors. Original wood block flooring. Period fireplace with gas fire. uPVC double glazed bay window to the front with fitted Venetian blinds. Coved ceiling. Power points. Television point. Double central heating radiator.

Sitting Room *11' 10" into recess x 11' 8" (3.61m into recess x 3.56m)*

The second reception room, once again with original wood block flooring and a period fireplace. Dado rail. Coved ceiling. Open to the kitchen. Power points.

Kitchen / Diner *18' 2" max x 17' 7" max (5.53m max x 5.37m max)*

On extended kitchen/dining area with fully fitted modern kitchen and feature polished porcelain floor. The kitchen comprises wall and base units with wooden work surfaces and the following appliances: Cooker with four zone ceramic hob and electric oven and grill, dishwasher, washing machine and tumble dryer, fridge and freezer. Belfast sink. uPVC double glazed window and door to the rear garden. Velux window. Part tiled walls. Two double central heating radiators. Power points. Coved ceiling. Recessed lighting. Ample room for dining table and chairs.

WC

Ceramic tiled floor. WC and wash basin. Part tiled walls. Recessed lighting.

First Floor

Landing

Stripped wooden floor to landing and fitted carpet to stairs. Original doors to all rooms.

Bedroom 1 *12' 5" into recess x 13' 5" into bay (3.79m into recess x 4.09m into bay)*

Double room to the front of the property with stripped wooden floor, uPVC double glazed bay window with fitted Venetian blinds, original skirting boards and fireplace, power points, coved ceiling, an central heating radiator. Fitted wardrobes.

Bedroom 2 *11' 9" x 10' 11" into recess cupboard (3.58m x 3.34m into recess cupboard)*

Double room to the rear with stripped wooden floor, uPVC double glazed window to the garden, built in wardrobe (one with Worcester gas combi boiler), coved ceiling, central heating radiator and power points.

Bedroom 3 *6' 6" x 9' 2" max (1.99m x 2.79m max)*

Single room to the front of the property with stripped wooden floor, uPVC double glazed window with fitted venetian blinds, power points, central heating radiator and coved ceiling.

Bathroom *8' 0" x 6' 5" (2.43m x 1.95m)*

Modern white suite comprising P bath with mixer shower and screen, pedestal wash hand basin and low level WC. Heated towel rail. Part tiled walls and ceramic tiled floor. Two uPVC double glazed windows. Coved ceiling.

Outside

Front

Off road parking to the front, laid to block paviours and with mature planting to the side. Gated from the road.

Rear Garden

An enclosed rear garden with a south westerly aspect, laid to paving and with raised planting beds. Timber shed. Gated access to the rear lane.

Additional Information

Availability

The property is available from the 22nd July, following the successful completion of the application process.

Furnishing Status

The property is being let on a part furnished basis.

Council Tax Band

We are informed that the Council Tax band for this property is F, which equates to a payment of £2,893.28 for the year 2024/25.

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. Details of the Tenancy Deposit Scheme can be found at their website, www.tenancydepositscheme.com/ . 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).

Affordability

In order to successfully complete the application process, applicants must be able to prove combined earnings of £52,800 per annum.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











