

40 Cae Canol

Penarth, The Vale Of Glamorgan, CF64 3RL



A three storey, four bedroom modern townhouse with first floor kitchen / diner and lounge. The property comprises two bedrooms, bathroom and utility room with access to the garden on the ground floor along with two further double en-suite bedrooms on the top floor. Enclosed, southerly rear garden and a garage. Located in catchment for Evenlode and Stanwell schools and close to Cosmeston Lakes. Available immediately. EPC: C.

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

Monthly Rental Of £1,700

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Ground Floor

Entrance Hall

New wood effect flooring, double central heating radiator, stairs to first floor, power points, phone point and two storage cupboards.

Bedroom 3 *9' 7" x 11' 11" (2.93m x 3.64m)*

A versatile room - ideal as bedroom with en-suite, to the front of the property. Laminate flooring. Power points. Television point. uPVC double glazed window to the front. Double central heating radiator. Built in wardrobe. Door to the en-suite.

Shower Room

A bathroom for the adjoining bedroom but also can act as the ground floor WC with access from both the bedroom and hall. Suite comprising a shower cubicle, WC and a wash hand basin with vanity unit. Extractor fan. Ceramic tiled floor and part tiled walls. Shaver point.

Study / Bedroom 4 *9' 2" x 8' 6" (2.79m x 2.58m)*

Laminate flooring and a range of custom made, fitted office furniture providing desk and storage space. uPVC double glazed French doors to the garden. Power points. Phone point. Double central heating radiator.

Utility Room *6' 5" x 7' 9" (1.95m x 2.35m)*

A useful room that also accesses the rear garden through a glazed panel door. Fitted wall and base units. Plumbing for washing machine. Gas central heating boiler. Single bowl and drainer stainless steel sink unit.

First Floor

Landing

Fitted carpet to the stairs and landing. Double central heating radiator. Power points.

Kitchen / Diner *16' 1" maximum x 11' 1" maximum (4.9m maximum x 3.38m maximum)*

Fitted kitchen with central island providing informal dining space. Wall and base units with granite effect work surfaces. Integrated appliances including an electric oven, grill, extractor hood, four burner gas hob, fridge, freezer and dishwasher. Part tiled walls and Karndean flooring. One and a half bowl stainless steel sink with single drainer. Double central heating radiator. Two south west facing uPVC double glazed windows to the rear with fitted Venetian blinds. Power points.

Living Room *16' 1" maximum x 17' 2" maximum (4.9m maximum x 5.22m maximum)*

An attractive main reception room with lounge and dining space, to the front of the property. New wood effect flooring. uPVC double glazed window and French doors to the front with fitted blinds. Double central heating radiator. Power points. Television point.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Storage cupboard. Double central heating radiator. Hatch to loft space which has been partially boarded. Power points.

Bedroom 1 *16' 1" maximum x 11' 5" into fitted wardrobes (4.9m maximum x 3.49m into fitted wardrobes)*

Master bedroom to the front of the property. Built in wardrobes. Two uPVC double glazed windows to the front with fitted Roman blinds. Wood effect flooring. Power points. Double central heating radiator. Television point. Door to the en-suite.

En-Suite

Ceramic tiled floor and part tiled walls. Suite comprising panelled bath with mixer shower fitting, wash hand basin in vanity unit, WC and a tiled shower cubicle with chrome mixer shower. Double central heating radiator. Extractor fan. Shaver point.

Bedroom 2 11' 6" x 11' 11" maximum (3.5m x 3.64m maximum)

The second double bedroom, to the rear of the property, with wood effect flooring, built in wardrobes, uPVC double glazed window to the front, door to the en-suite. Power points. Television point.

En-Suite 2

Ceramic tiled floor and part tiled walls. Suite comprising wash hand basin in vanity unit, WC and a tiled shower cubicle with chrome mixer shower. Double central heating radiator. Extractor fan. Shaver point.

Outside

Front

Parking for one car, with access to a single garage. This area is located to the side of the adjoining property.

Garage

Up and over door.

Rear Garden

A south west facing, enclosed rear garden laid to stone chippings and with a well-sized paved area. Timber shed and wood store. Outside light. Water tap.

Additional Information

Availability

The property is available immediately on the successful completion of the application process.

Furnishing Status

The property is available on an unfurnished basis.

Affordability

In order to successfully complete the application process, applicants must be able to display total gross income of £54,500 per annum.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for the year 2025/26.

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. 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).

Notes

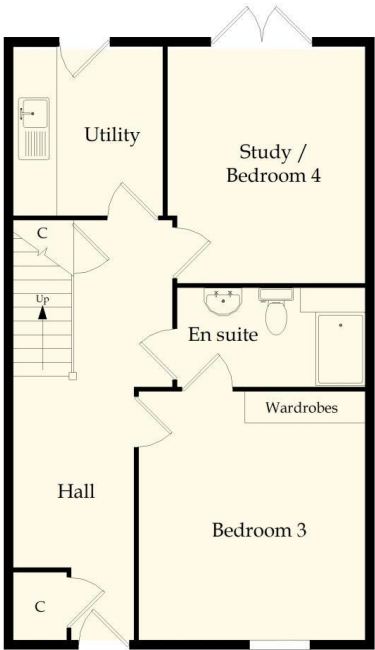
The landlord has stated no pets. This property is managed by the landlord.

Energy Performance Certificate

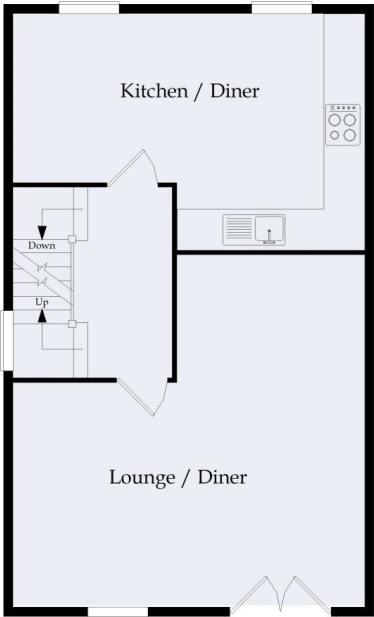
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

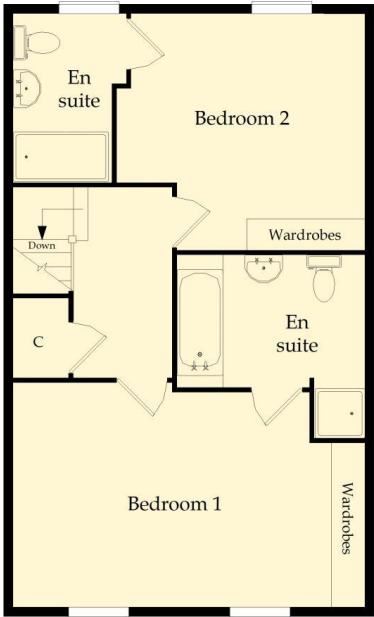
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Ground Floor



First Floor



Second Floor







