



4 Andrews Buildings
 Stanwell Road
 Penarth CF64 2AA

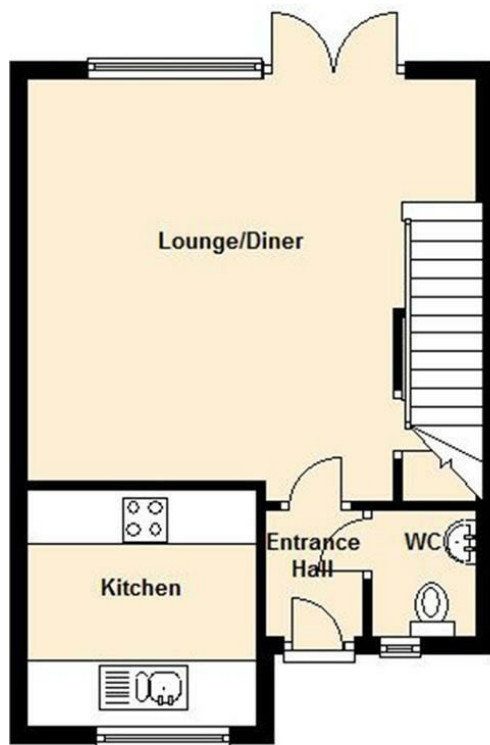
All enquiries: 029 2070 7999
 Sales and general enquiries: info@shepherdsharpe.com
 Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
 9am – 5.30pm
 Saturday
 9am – 5pm

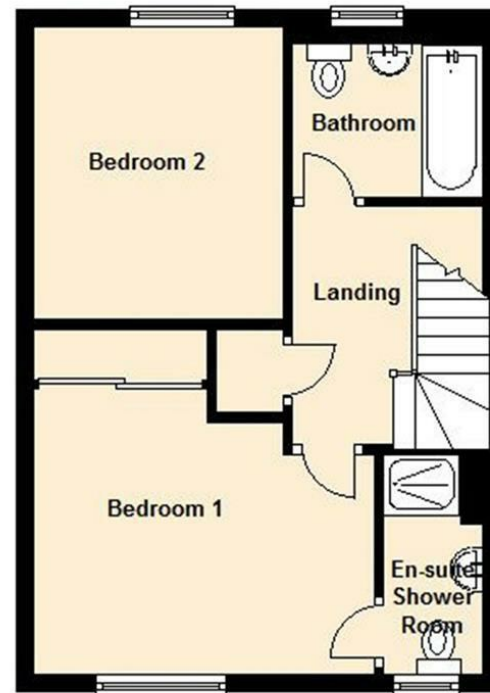
SHEPHERD SHARPE



Ground Floor
 Approx. 35.5 sq. metres (382.1 sq. feet)



First Floor
 Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(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	

17 St Joseph's Mews

Penarth Heights CF64 1NP

£1,200

A two bedroom end link house on the popular Penarth Heights development, close to Penarth town centre and all local amenities. Comprises hallway, wc, fitted kitchen, large lounge/dining room, two double bedrooms, en suite and bathroom. Parking and rear garden. Double glazing throughout, gas central heating, built-in appliances, carpets. Unfurnished. Available mid August.



Hallway
Oak flooring, veneer oak effect doors to ground floor rooms.

Kitchen
895'8" x 856'4" (273 x 261)
8' 11" x 8' 7" (2.73m x 2.61m) Window to front with Venetian blind, high quality oak effect kitchen with contrasting work tops, sink with half bowl, drainer and lever mixer tap, integrated four burner hob, electric oven, extractor, stainless steel back panel, fridge freezer, washing machine and dishwasher, cushioned flooring, radiator.

WC
White two piece suite, wash basin, wc, chrome fittings, radiator. uPVC window to front.



Living/Dining Room
1669'11" x 1568'3" (509 x 478)
16' 8" x 15' 8" (5.09m x 4.78m) Double glazed windows to side and rear, French doors leading onto rear garden. Open plan with staircase to first floor with deep under stair cupboard. Oak flooring, two radiators.

Landing
Bright and light landing with carpet and cupboard.

Bedroom 1
1361'7" x 1056'5" (415 x 322)
13' 7" x 10' 7" (4.15m x 3.22m) Window to front. Carpet, radiator, mirror fronted fitted wardrobes.

En Suite
White three piece suite, comprising shower enclosure, wc, wash basin. Chrome radiator, cushion flooring. Window to front.

Bedroom 2
1082'8" x 931'9" (330 x 284)
10' 10" x 9' 4" (3.30m x 2.84m) Window to rear. Carpet, radiator.

Bathroom
White suite comprising bath with shower screen, wash basin, wc, cushioned flooring, chrome radiator, mirror.

Rear Garden
Paved and decked rear garden with rear gate to parking space.

Garden
Landscaped frontage, outside storage

Council Tax
Band F, £2,893.28 (24/25)

Postcode
CF64 1NP

