

9 Clwyd



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



9 Clwyd

Penarth CF64 1DZ

£975 Per Month

A first floor two double bedroom apartment with stunning Channel views. Comprises hallway with deep storage cupboard and cloakroom, lounge/dining with sit on balcony, fitted kitchen, two double bedrooms and high quality shower room. Gas central heating, uPVC double glazing. Communal grounds and parking. Unfurnished. Available mid August.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Entrance
uPVC double glazed panelled front door to hallway.

Hallway
Two large store cupboards, Worcester combination boiler, neutral decoration, new carpet, radiator.

Lounge/Dining
15'11" x 12'2" (4.87 x 3.71)
Powder coated aluminium double glazed patio doors opening out onto god size sit on balcony with stunning views of the Channel. Glazed partition to kitchen. Carpet, radiator, neutral decoration.

Balcony
11'1" x 5'6" (3.38 x 1.68)
Good size sit on balcony which offers a great entertaining space and stunning views of the Channel and Cardiff Bay.

Kitchen
9'0" x 8'10" (2.76 x 2.70)
uPVC double glazed window to front, glazed partition to lounge. White fitted kitchen with contrasting work tops, sink and drainer. Cooker, stainless steel extractor, plumbing for washing machine, fridge/freezer, cushion flooring, white tiled splash back, radiator.

Bedroom 1
12'1" x 9'11" (3.70 x 3.04)
Full height uPVC double glazed window looking out over communal gardens and with great views of the Channel, Cardiff Bay and city centre. Carpet, radiator.

Bedroom 2
9'1" x 8'9" (2.78 x 2.69)
uPVC double glazed window to front. New carpet, neutral decoration, radiator.

Shower Room
Contemporary bathroom comprising over sized shower enclosure with Triton electric shower, wash basin and wc all with chrome fittings. Attractive tiling to walls and floor, radiator, extractor, large mirror.

Communal Areas
Landscaped communal grounds, parking, BBQ area.

Council Tax
Band C £1,780.48 (24/25)

Post Code
CF64 1DZ

