

43 Sunnycroft Lane



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



## 43 Sunnycroft Lane

Dinas Powys CF64 4QQ

£1,100

A three bedroom mid link house in the popular location of Dinas Powys within the heart of the local community, close to all local services, amenities and public transport. The property comprises living room, downstairs W/C, dining room, kitchen to ground floor. Three bedrooms and bathroom to first floor. Plenty of storage, good size rear garden. Gas Central heating. Available Mid October.

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



Entrance Hall  
Wood effect flooring and storage cupboard.

Downstairs W/C  
w/c and wash hand basin.

Living Room  
Window to front, wood effect flooring and radiator.

Dining Room  
Patio doors to garden, wood effect flooring and radiator.

Kitchen  
Fully fitted kitchen, white units with contrasting wood effect worktops. Stainless steel sink and drainer, oven with gas hob and extractor hood. Fridge freezer and space for washing machine. Window to side, wood effect flooring.

Stairs to Landing  
Carpet and two large storage cupboards.

Bathroom.  
Tiled bathroom with with bath and overhead electric shower. W?C and wash hand basin.

Bedroom 1  
Large double bedroom. window to rear, built in wardrobe, wood effect flooring and radiator.

Bedroom 2  
Large double bedroom, window to front, wood effect flooring and radiator.

Bedroom 3  
Double bedroom, window to front, storage room.

Rear Garden  
Good size rear garden, lawn and storage sheds.

Council Tax  
Band D £1,950.90 (24/25)

