

7 Dock Street



4 Andrews Buildings
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Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE

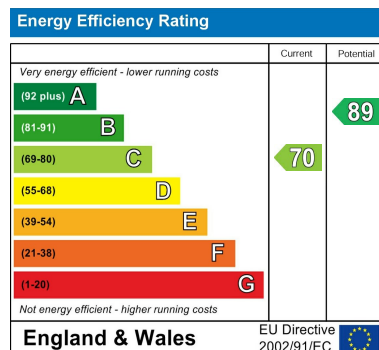


7 Dock Street

Cogan CF64 2LA

A three bedroom terraced house situated in Cogan, close to all local amenities and public transport. Comprises open plan living/dining room, kitchen, ground floor bathroom and three good size bedrooms. Gas Central heating, uPVC double glazing. Available immediately.

£1,200





Entrance Hall
Wood effect flooring, radiator.

Living/Dining Room
22'8" x 10'1" (6.91m x 3.09m)
Window to front and rear, radiators. Wood effect flooring, understairs storage.

Kitchen
8'4" x 11'5" (2.56m x 3.48m)
White units with contrasting worktops, gas hob with extractor fan, oven, stainless steel sink and drainer, space for washing machine and fridge freezer, tiled floor, window to side, patio door to garden.

Ground Floor Bathroom
6'3" x 7'8" (1.91m x 2.34m)
Tiled walls and floors, bath with overhead mixer shower, wash hand basin, wc. Window to side.

Landing
Carpet.

Bedroom 1
13'10" x 10'8" (4.22m x 3.27m)
Windows to front, radiator, carpet.

Bedroom 2
11'4" x 7'8" (3.46m x 2.36m)
Window to rear, radiator, carpet.

Bedroom 3
10'6" x 8'2" (3.21m x 2.51m)
Window to rear, radiator, carpet.

Rear Garden
Sunny rear garden, storage containers, decking, shed.

Council Tax
Band D £2,003.04 p.a. (24/25)

Post Code
CF64 2LA

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

