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
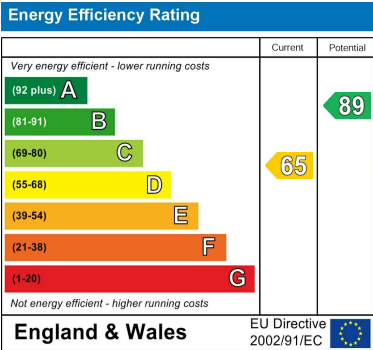9am – 5pm

SHEPHERD SHARPE

28 Plas St Andresse

Penarth Marina CF64 1BW

£995

A one bedroom refurbished house situated in Penarth Marina. Comprising open plan living room/kitchen to ground floor, double bedroom and bathroom to first floor. Small garden to rear, one allocated parking space. New carpets, redecorated throughout. Gas central heating, uPVC double glazing. Unfurnished. Available immediately.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Front door into open plan living room/kitchen.

Open Plan Living Room/Kitchen
19'10" x 10'7" (6.07m x 3.23m)
Living room with full length window to front. Wood flooring, radiator, stairs to first floor. Kitchen with window to rear and door to rear garden. Fitted kitchen, contrasting worktops, stainless steel sink and drainer. Oven, gas hob, extractor hood, breakfast bar, fridge/freezer, dishwasher and washing machine. Tiled floor.

First Floor Landing
Window. Carpet.

Bedroom
12'0" x 10'7" (3.68m x 3.25m)
Window to front. New carpet, radiator, store cupboard.

Shower Room
7'6" x 4'5" (2.31m x 1.35m)
Window to rear. Large walk in shower cubicle, wash basin and wc, all in white. Fully tiled floor and walls.

Rear Garden
Small enclosed rear garden. One allocated car parking space.

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

Post Code
CF64 1BW

Security Deposit
£1,100

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.