

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

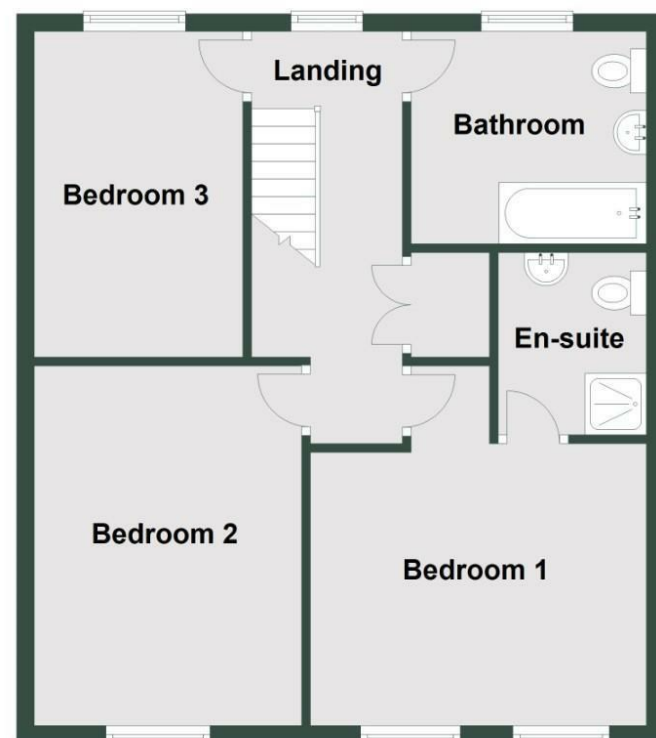
**SHEPHERD SHARPE**



**Ground Floor**



**First Floor**



Total area: approx. 87.1 sq. metres (937.6 sq. feet)

**2 The Old Yard, Bromfield Place**

**2 The Old Yard**

Penarth CF64 1GW

**£1,400**

A modern three bedroom semi detached house situated in a convenient central location close to the town centre. Comprises hallway opening into lounge/dining room, separate kitchen and storage/utility cupboard to ground floor. Three double bedrooms, en-suite shower room to main bedroom and bathroom to first floor. Enclosed private rear garden. Newly fitted carpet throughout, gas central heating, uPVC double glazing. Unfurnished. Available from mid May. More photos to follow.

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

uPVC double glazed front door to hallway.

#### Hallway

Open plan to lounge/dining room. Access to storage/utility cupboard. Door to kitchen.

#### Kitchen

9'10" x 8'5" (3.00m x 2.57m)

Modern fitted kitchen with contrasting worktops, stainless steel sink and drainer. Tiled splashback, oven, electric hob, stainless steel extractor, tiled floor, combination boiler. uPVC double glazed window to front.

#### Lounge/Dining Room

15'3" x 12'11" (4.65m x 3.94m)

uPVC double glazed French doors and side windows looking out onto rear garden. Radiator, new carpet. Open plan staircase to first floor.

#### Storage/Utility Cupboard

Large walk-in storage cupboard, plumbing for washing machine.

#### Landing

uPVC double glazed window to rear. Airing cupboard, new carpet. Doors to all first floor rooms.

#### Bedroom 1

12'9" x 9'10" (3.90m x 3.00m)

uPVC double glazed window to front. New carpet, radiator. Door to en-suite shower room.

#### En-Suite Shower Room

White three piece suite comprising tiled shower enclosure, wash basin and wc. Heated towel rail, extractor, laminate flooring.

#### Bedroom 2

13'1" x 9'10" (4.00m x 3.00m)

uPVC double glazed window to front. New carpet, radiator.

#### Bedroom 3

12'11" x 7'4" (3.94m x 2.26m)

uPVC double glazed window to rear. New carpet, radiator.

#### Bathroom

White three piece suite comprising panelled bath with shower over and shower screen, wash basin and wc. Part tiled walls, heated towel rail, extractor. uPVC double glazed window to rear.

#### Rear Garden

Enclosed private rear garden laid to lawn, patio.

#### Front

Undercroft storage accessed from front and rear garden. Parking for small car. Outside light.

#### Council Tax

Band E £2,596.01 p.a. (25/26)

#### Post Code

CF64 1GW

#### Security Deposit

£1,400

#### 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.