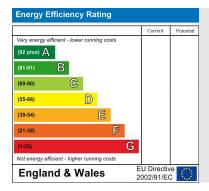
First Floor Flat, 1 Pill Street

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



First Floor Flat, 1 Pill

Cogan CF64 2JR

£950

A first floor two bedroom duplex style apartment in a popular location in Cogan, close to the railway station, Cogan leisure centre and all local services and amenities. The apartment comprises living room, kitchen, bathroom and two double bedrooms, en-suite wc to second bedroom. Gas central heating, uPVC double glazing. Private garden. Part Furnished. Available end of June.

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Front door with private staircase to first floor.

Landing

Window to side, doors to first floor living space, grey wood effect flooring.

Living Room

1049'10" x 1082'8" (320 x 330)

10' 6" x 10' 10" (3.20m x 3.30m) Window to front. Laminate flooring, useful under stairs store cupboard, radiator, inset spot lights. Stairs to bedroom.

Kitchen

948'2" x 754'7" (289 x 230)

9' 6" x 7' 7" (2.89m x 2.30m) Window to rear. White fitted kitchen with a range of base units with contrasting grey work tops, stainless steel sink and drainer with mixer tap. Four ring electric hob, oven and extractor hood, washer/dryer, free standing fridge/freezer, grey wood effect flooring.

Bathroom

Three piece suite in white comprising panelled bath with shower over and shower screen, pedestal wash basin with mirror over and wc. Part tiled walls, fully tiled around bath and shower, tiled floor, chrome ladder style radiator, inset spot lights.

Bedroom 1

1279'6" x 885'10" (390 x 270)

12' 10" x 8' 10" (3.90m x 2.70m) Glazed door with matching glazed side panel giving access to small covered terrace with stairs to rear garden. Wood effect laminate flooring, radiator.

Bedroom 2

1082'8" x 1312'4" (330 x 400)

10' 10" x 13' 1" (3.30m x 4.00m) Accessed from stairs off living room. Velux style roof window. Grey wood effect laminate flooring, radiator, inset spot lights. Door to en-suite.

En-Suite WC

Velux style roof window. Two piece suite comprising wc and wash hand basin with storage beneath, radiator, tiling around wash basin.

Rear Garden

Paved private rear garden accessed from bedroom 1, pedestrian lane access (no use of shed).

Council Tax Band B £1,652.01 (25/26)

Post Code CF64 2JR

Security Deposit £950

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.



