

First Floor Flat, 1 Pill Street

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
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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 flat in a popular location in Cogan, close to the railway station, Cogan leisure centre and all local services and amenities. The property comprises living room, kitchen, bathroom and two double bedrooms, one with an en-suite wc. Gas central heating, uPVC double glazing. Private garden. Part Furnished. Available end of June.

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	



Front door with stairs to first floor.

Landing

Window to side. Grey wood effect flooring. Doors to first floor living accommodation.

Living Room

10'5" x 10'9" (3.20m x 3.30m)

Window to front. Laminate flooring, useful understairs store cupboard, radiator, inset spot lights. Stairs to bedroom.

Kitchen

9'5" x 7'6" (2.89m x 2.30m)

Window to rear. White fitted kitchen with a range of base units with contrasting grey worktops, stainless steel sink with drainer and 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

12'9" 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

10'9" 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.

Rear Garden

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

Council Tax

Band B £1,652.01 p.a. (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.

