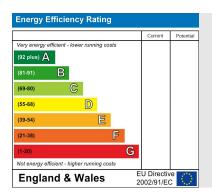4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

41 Plas St. Andresse

Penarth CF64 1BW

£1,100

An end terrace two bedroom house situated in Penarth Marina with views of Cardiff Bay basin. The property comprises living/dining room, modern kitchen, two bedrooms (one double, one single) and bathroom. Larger style private garden. Water views. Contemporary bright interior, gas central heating, double glazing. Unfurnished. Available mid 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

Entrance porch with tiled roof.

Living/Dining Room
Window to front. Wood effect flooring, radiator.

Kitchen
White gloss units with contrasting wood worktops, tiled splashback, electric hob and oven, space for washing machine, fridge freezer and dishwasher. Wood effect flooring. Window and patio door to rear.

Landing
Carpet.

Bedroom 1
A double bedroom. Window to front. Fitted wardrobes, storage cupboard, radiator, carpet.

Bedroom 2
A single bedroom. Window to rear. Fitted mirrored wardrobe, carpet.

Bathroom
L shaped bath with overhead electric shower and shower screen, wc and basin. Tiled walls, vinyl floor. Frosted window to rear.

Front Garden
Pretty front garden with pathway to front door.

Rear Garden
Private rear garden with sunny aspect and water views. Side access, water feed.

Council Tax
Band D £2,124.01 p.a. (25/26)

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.