

18 Plassey Square

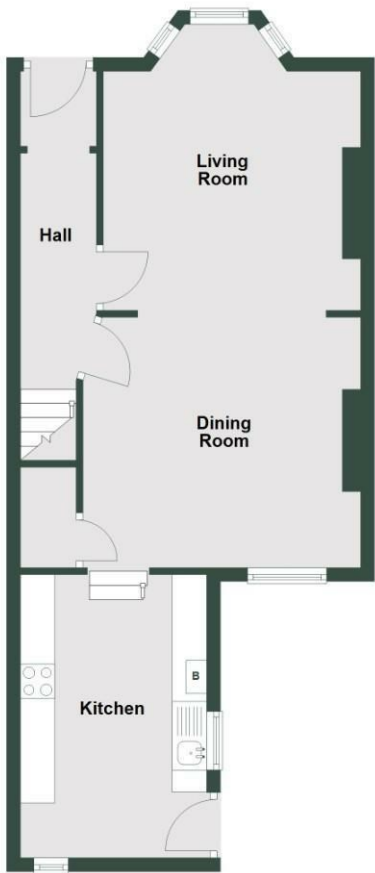


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



First Floor



Total area: approx. 96.5 sq. metres (1038.5 sq. feet)
18 Plassey Square

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

SHEPHERD SHARPE



18 Plassey Square

Penarth CF64 1HD

£1,400 Per Month

A beautiful three bedroom end terrace house with uninterrupted views across Plassey Square. The property is also just a short walk from the town centre, railway station and all local amenities. Comprises hallway, living/dining room and kitchen to ground floor, three bedrooms and bathroom to first floor. Garden to front and rear. uPVC double glazing, gas central heating. Unfurnished. Available immediately.

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Front door to hallway.
Hallway
Carpet, radiator. Doors to all ground floor rooms, stairs to first floor.

Living Room
13'11" (into bay) x 12'3" (4.25m (into bay) x 3.75m)
Bay window to front. Carpet, radiator. Wide opening through to dining room.

Dining Room
11'11" x 13'3" (3.64m x 4.04m)
Window to rear. Understairs storage area, slate fireplace with tiled hearth, shelving to either side of chimney breast, carpet, radiator. Door to kitchen.



Kitchen
13'6" x 8'10" (4.12m x 2.71m)
Window to side and further window to rear. Fitted kitchen with a range of matching base and wall units, contrasting worktops, stainless steel sink and drainer with mixer tap, four ring gas hob, electric oven, extractor, space for washing machine, fridge freezer and dishwasher, space for table and chairs, tiled splashback, tiled floor, radiator, wall mounted boiler. Door leading out to rear garden.

First Floor Landing
Carpet, radiator. Doors to first floor accommodation.

Bedroom 1
14'0" (into bay) x 16'2" (4.27m (into bay) x 4.95m)
Bay window and further window to front, with pleasant view overlooking Plassey Square. Carpet, radiator.

Bedroom 2
11'9" x 10'5" (3.60m x 3.19m)
Window to rear. Carpet, radiator.

Bedroom 3
8'10" x 6'2" (2.71m x 1.89m)
Window to rear. Carpet, radiator.

Bathroom
6'11" x 5'2" (2.13m x 1.59m)
Opaque window to side. White three piece suite comprising panelled bath with shower over, pedestal wash basin and wc. Tiled floor, part tiled walls, radiator.

Front Garden
Small front garden. Side gate to rear garden.

Rear Garden
Pleasant rear garden, lawn, paved area and flower borders, good sized store shed.

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

Post Code
CF64 1HD



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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.

