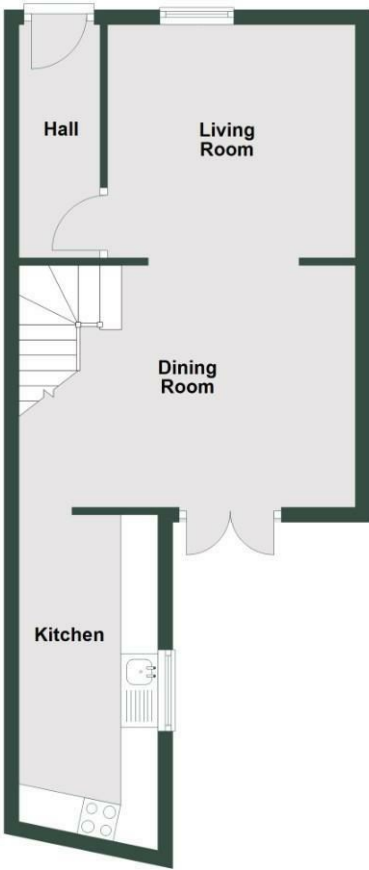


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

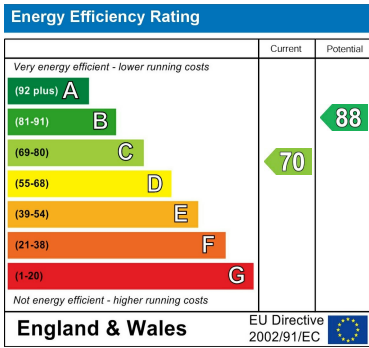
Ground Floor



First Floor



Total area: approx. 76.6 sq. metres (824.0 sq. feet)
East Cottage, 54 Plassey Street



SHEPHERD SHARPE



East Cottage, 54 Plassey Street

Penarth CF64 1EP

A two bedroom terrace house located in the heart of the town centre, and close to all local services and amenities. Comprises hallway, living room, dining room and kitchen to ground floor, two double bedrooms and large bathroom to first floor. Rear courtyard garden. uPVC double glazing, gas central heating. Unfurnished. Available early October.

£1,100 Per Month



Front door into hallway.

Hallway

3'7" x 10'11" (1.10m x 3.35m)

Carpet, radiator, and coving. Door into living room.

Living Room

11'0" x 10'4" (3.36m x 3.16m)

Window to front. Carpet, radiator, picture rail, coving and ceiling rose. Large opening into dining room.

Dining Room

15'1" x 10'9" (4.61m x 3.28m)

French doors leading out to the courtyard garden. Carpet and radiator. Opening through to kitchen and stairs to first floor.



Kitchen

6'2" x 14'10" (1.88m x 4.54m)

Window to side overlooking courtyard garden. Fitted kitchen comprising range of base and wall units, marble effect worktop, sink and drainer with mixer tap, gas hob with extractor over and oven below, washing machine, larder style fridge freezer. Tiled splashback, tiled floor and radiator.

First Floor Landing

Carpet. Split level landing with doors to first floor rooms.

Bedroom 1

15'1" x 10'7" (4.60m x 3.24m)

A large double bedroom with two windows to front. Carpet, picture rail, coving, ceiling rose and radiator.

Bedroom 2

9'5" x 10'11" (2.89m x 3.34m)

A second double bedroom with window to rear. Carpet, picture rail, coving, ceiling rose and radiator.

Bathroom

6'2" x 14'10" (1.88m x 4.54m)

Large bathroom with opaque window to side. White suite comprising P shaped panelled bath with shower over and shower screen, pedestal wash basin and wc. Tiled walls, vinyl tile effect flooring, cupboard housing boiler with shelving below, and radiator.

Rear Garden

A gravelled rear courtyard garden. Outside tap and retractable clothes line.

Council Tax

Band D £ p.a. (25/26)

Post Code

CF64 1EP

Security Deposit

£1,200

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.

