

17 Penarth Portway



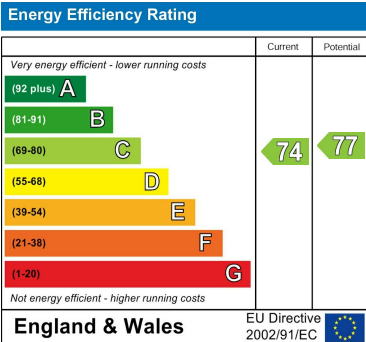
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



Total area: approx. 224.9 sq. metres (2420.9 sq. feet)
17 Penarth Portway



SHEPHERD SHARPE



17 Penarth Portway

Penarth CF64 1SQ

£2,200 Per Month

A rare opportunity to rent a three bedroom townhouse directly overlooking Penarth marina, with a private mooring. Arranged over four floors the property offers spacious and versatile living space, with all principal rooms having direct views over the marina. Comprises open plan living/dining room, kitchen/breakfast room, utility room, wc/cloakroom, three double bedrooms, two en-suites, and sun terrace off master bedroom. Off road parking to the front, decking to the rear with access to the private mooring. Share of garage. Double glazing, gas central heating, part furnished. Available early November.



Steps leading up to front.

Front door to reception hallway.

Reception Hallway

Window to front. Store cupboard, hardwood flooring, radiator and coving. Stairs to ground and first floors. Double doors off hallway to spacious L shaped open plan living room/dining room.

Open Plan Living/Dining Room

A large arched shaped window with shutters looking onto the marina, Juliette balcony and shutters to the front. Continuity of the hardwood flooring, coving, three radiators.

Ground Floor

Stairs to ground floor.

Inner Hallway

Stairs to first floor, useful understairs storage, continuity of tiled flooring from kitchen. Doors to kitchen, utility room, wc/cloakroom and integral garage.

Kitchen

A spacious open plan L shaped kitchen/breakfast room with views directly overlooking the marina, opening onto the decking and access to the private mooring. The fitted kitchen has a range of base and wall units, contrasting worktop, six ring Smeg gas range cooker, extractor fan, integrated dishwasher and freestanding Smeg fridge freezer. Tiled floor, radiator, coving, inset spotlights. Space for informal dining. Door to inner hallway.



Utility Room

Window to front. Base unit with stainless steel sink and drainer, mixer tap, washing machine, space for tumble dryer, tiled splashback, wall mounted boiler, radiator and inset spotlights.

WC/Cloakroom

Opaque window to front. White suite comprising pedestal wash basin with mirror over, wc and tiled floor and part tiled walls, radiator and inset spotlights.

Garage

Single integral garage with electrically door to front, power and light (the landlord to retain part of the space for their own storage).



Second Floor Landing

Window to front. Doors to first floor rooms, store cupboard housing the water tank with shelving over, coving. Stairs to third floor.

Bedroom 2

A spacious double bedroom. Juliette balcony and window overlooking the marina. Hardwood flooring, two radiators.

Bedroom 3

A double bedroom. Window to front. Carpet, fitted wardrobes. Door to en-suite.



En-Suite Shower Room

White suite comprising large walk-in shower enclosure, pedestal wash basin with mirror over and wc, tiled floor, part tiled walls, radiator and inset spotlights.

Third Floor Landing

Window to front. Radiator. Door to bedroom one.

Bedroom 1

A large double bedroom. French doors and windows to either side which open onto a large sun terrace again with views directly over the marina. Double recessed wardrobes, hardwood flooring, coving and two radiators. Door to en-suite.

En-Suite Bathroom

A spacious ensuite. Opaque window to front. Four piece suite comprising a large walk-in shower enclosure, freestanding roll top bath, pedestal wash basin and wc. Tiled floor and walls, inset spotlights and radiator.



Outside

Off road parking to front, access to garage. Decking to the rear overlooking the marina, direct access to the private mooring.

Council Tax

Band I £4,956.02 p.a. (25/26)

Post Code

CF64 1SQ

Security Deposit

£2,200

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.

