

10 Barberry Rise



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**



Total area: approx. 64.1 sq. metres (690.2 sq. feet)

**10 Barberry Rise**

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Penarth CF64 2RB

A light and spacious two bedroom first floor flat in a popular location close to all local services and amenities. Comprises entrance porch, two double bedrooms, living room, kitchen and bathroom. Gas central heating, uPVC double glazing. Available in early November. Part furnished or unfurnished.

£1,000 Per Month

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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 into entrance porch.

**Entrance Porch**

Tiled floor, meter cupboard. Door to stairs leading up to first floor.

**First Floor Landing**

Carpet, radiator, inset spotlights. Doors to all accommodation.

**Open Plan Living/Dining/Kitchen**

11'6" x 13'6"

**Living Area**

3.51m x 4.14m

Window to front, wood effect laminate flooring, radiator. Wide opening to kitchen.



**Kitchen**

8'11" x 10'3" (2.72m x 3.14m)

Window to rear. Fitted kitchen with matching base and wall units with contrasting wood effect worktop, stainless steel sink and drainer with mixer tap, four ring gas hob with oven below and extractor over. Continuation of wood effect laminate flooring, tile splashback, space and plumbing for washing machine, space for fridge freezer, high-level display shelf, wall mounted boiler, store cupboard, plenty of space for dining table and chairs.

**Bedroom 1**

11'5" x 10'5" (3.50m x 3.19m)

A spacious double bedroom with window to front. Large over stairs store cupboard with shelving and hanging rail, carpet, radiator.



**Bedroom 2**

10'9" x 10'3" (3.30m x 3.14m)

A second large double bedroom with window to rear. Carpet, radiator.



**Bathroom**

6'0" x 8'2" (1.85m x 2.50m)

Opaque window to rear. A white suite comprising P shaped bath with shower over and shower screen, pedestal wash basin with mixer tap, wc. Tiled floor and walls, mirror, inset spotlights, chrome ladder style radiator.



**Council Tax**

Band C £1,888.01 p.a. (25/26)

**Post Code**

CF64 2RB

**Security Deposit**

£1,000

**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.

