



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

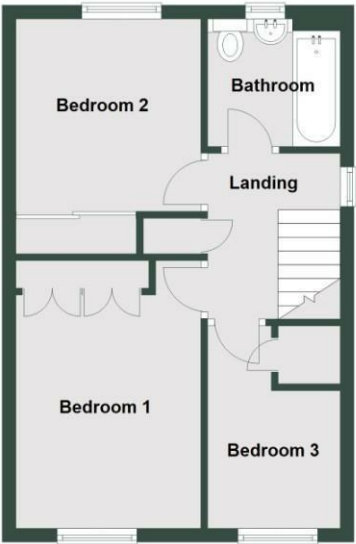
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)
15 Ffordd Cwm Cidi

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Barry CF62 6LH

£1,500 Per Month

A completely refurbished three bedroom detached house with garage, in a popular location in the West End of Barry close to all local services, amenities and transport links. Comprises entrance hallway, WC/cloakroom, living room, open plan dining room/kitchen, conservatory and utility room to ground floor, three bedrooms and bathroom to first floor. Single garage, gardens to front and rear. Gas central heating, double glazing. Unfurnished. Available from early November.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Front door into hallway.

Hallway

Wood effect flooring, radiator. Doors to wc/cloakroom and living room. Stairs to first floor.

WC/Cloakroom

Accessed from the hallway. Opaque window to side. White suite comprising wc and corner wash hand basin with tile splashback. Continuation of wood effect flooring, radiator.

Living Room

12'3" (max) x 13'4" (3.75m (max) x 4.07m)

Window to front. Continuation of wood effect flooring from hallway, radiator, under stairs cupboard. Wide opening into dining room.



Open Plan Dining Room/Kitchen

15'7" x 10'9" (4.76m x 3.30m)

Continuation of wood effect flooring, plenty of room for dining table and chairs. Doors opening into conservatory.

Window overlooking the garden. Newly fitted kitchen with a range of matching base and wall units in gloss white finish with marble effect worktop, stainless steel sink and drainer with mixer tap, four ring electric hob with oven below and extractor over, tiled splashback, integrated dishwasher, space for fridge freezer. Door to utility room.

Conservatory

7'1" x 11'1" (max) (2.16m x 3.39m (max))

Continuation of wood effect flooring, glazing to all sides. French doors leading out to rear garden.



Utility Room

8'0" x 7'3" (2.45m x 2.23m)

Window overlooking the garden. Marble effect worktop with stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled splashback, boiler, radiator. Doors to single garage and rear garden.

First Floor Landing

Window to side. New carpet, store cupboard with shelving. Doors to first floor rooms.

Bedroom 1

8'10" x 13'0" (inc. wardrobes) (2.71m x 3.97m (inc. wardrobes))

A double bedroom with window to front. Built-in wardrobes to one wall, new carpet, radiator.

Bedroom 2

8'10" x 11'3" (inc. wardrobes) (2.71m x 3.44m (inc. wardrobes))

A second double bedroom with window to rear. Recessed wardrobes to one wall, new carpet, radiator.

Bedroom 3

6'5" (max) x 9'9" (1.96m (max) x 2.99m)

A single bedroom with window to front. Over stairs store cupboard, new carpet, radiator.



Bathroom

6'4" x 6'1" (1.95m x 1.87m)

Opaque window to rear. A white suite comprising panelled bath with shower over and shower screen, wash basin with storage below and wc with concealed cistern. Fully tiled around bath and shower, tiled splashback, wood effect flooring, chrome radiator.

Outside

Front

Off road parking for two cars. Gravelled garden area. Side gate providing access to rear garden.

Garage

Single garage with up and over door, power, light.

Rear Garden

Fenced, private rear garden.

Council Tax

Band E £2,563.14 p.a. (25/26)

Post Code

CF62 6LH

Security Deposit

£1,500

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.

