

37 Hawthorne Avenue



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

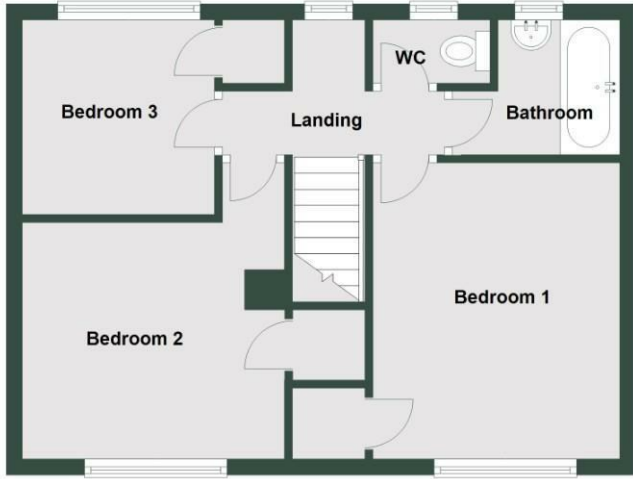
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



First Floor



Total area: approx. 81.8 sq. metres (880.6 sq. feet)
37 Hawthorne Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

SHEPHERD SHARPE



37 Hawthorne Avenue

Penarth CF64 3NH

£1,250 Per Month

A three bedroom semi detached house in a popular location close to all local services, amenities and transport links. Comprises entrance hallway, living room, kitchen, wc/cloakroom to ground floor, three bedrooms and bathroom with separate wc to first floor. Gardens to front and rear, off-road parking for two cars. uPVC double glazing, gas central heating, newly laid carpets. Available from early November. Unfurnished.



Front door into hallway.

Hallway

Wood effect flooring, radiator. Stairs to first floor, doors to ground floor rooms.

Living Room

10'7" x 17'10" (3.25m x 5.45m)

A spacious living room with windows to front and rear. Carpet, two radiators.

Kitchen

13'3" x 10'4" (4.05m x 3.17m)

Windows to rear and side. Fitted kitchen with a range of base and matching wall units, complementary worktop with stainless steel sink and drainer with mixer tap, four ring electric hob with oven below, washing machine, freestanding fridge freezer, wall mounted boiler, under stairs storage, radiator, continuation of wood effect flooring from hallway. Plenty of space for dining table and chairs. Door to rear lobby giving access to rear garden.

Rear Lobby

Space for tumble dryer or additional storage with shelving over, continuation of wood effect flooring. Side door to garden, door to wc/cloakroom.

WC/Cloakroom

Opaque window to side. White suite comprising wc and wash hand basin. Radiator, continuation of wood effect flooring.

First Floor Landing

Window to rear. Carpet. Doors to first floor rooms.

Bedroom 1

10'1" x 12'0" (3.08m x 3.68m)

A spacious double bedroom with window to front. Store cupboard, radiator, carpet.

Bedroom 2

10'8" x 9'8" (3.26m x 2.95m)

A second double bedroom with window to front. Over stairs store cupboard with rail, radiator, carpet.

Bedroom 3

7'10" x 7'11" (2.40m x 2.43m)

A single bedroom with window to rear. Store cupboard, radiator, carpet.

Bathroom

4'11" x 5'6" (1.52m x 1.68m)

Opaque window to rear. Panelled bath with shower over, pedestal wash basin, radiator.

Separate WC

Opaque window to rear. WC.

Outside

Front

Lawned garden to front with off-road parking for two cars, side gate giving access to rear garden.



Rear Garden

A large private lawned garden with patio and fruit trees.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 3NH

Security Deposit

£1,250

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.

