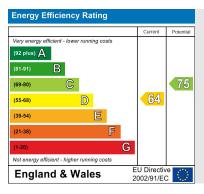
Ground Floor Flat 1 Pill Street

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



Ground Floor Flat 1 Pill

Cogan CF64 2JR

£725

A spacious one bedroom ground floor apartment in Cogan, close to all local services and amenities. Comprises living room, kitchen, double bedroom, shower room and utility area. Small rear courtyard. Gas central heating, uPVC double glazing. Available mid December.

Ground Floor Flat 1 Pill Street Ground Floor Flat 1 Pill Street









Front door into communal hallway. Door to apartment.

Open Plan Living Room 1115'6" x 1076'1" (340 x 328)

11' 2" x 10' 9" (3.40m x 3.28m) Window to front. Wood effect laminate flooring, radiator, alcove with shelving. Wide opening to kitchen.

Kitchen

912'1" x 849'9" (278 x 259)

9' 1" x 8' 6" (2.78m x 2.59m) Window to rear, opening to rear lobby area. White fitted kitchen with a range of base units with contrasting work tops, stainless steel sink and drainer with mixer tap. Four ring electric hob, oven and extractor hood, white tiled splash back, tiled floor, shelf with microwave, larder style fridge/freezer.

Rear Lobby

Tiled floor, radiator, door to shower room.

Utility Area

Boiler, washing machine with work top over, store cupboard. Half glazed door to small courtyard.

Shower Room

White three piece suite comprising corner shower enclosure, pedestal wash basin with mirror over and wc. Fully tiled walls, tiled floor.

Bedroom

866'2" x 1017'1" (264 x 310)

8' 8" x 10' 2" (2.64m x 3.10m) Window to rear. Wood effect laminate flooring, radiator.

Rear Garden

Small rear courtyard with pedestrian lane access.

Council Tax

Band B £1,652.01 (25/26)

Post Code

CF64 2JR

Security Deposit £725

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.



