

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

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.

£725

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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 communal hallway. Door to apartment.

Open Plan Living Room
11'5"6" x 10'7"6" (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
9'12"1" x 8'49"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
8'6"2" x 10'17"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.

