

43 Sunnycroft Lane



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



43 Sunnycroft Lane

Dinas Powys CF64 4QQ

£1,250

A three bedroom mid link house in the popular location of Dinas Powys within the heart of the local community, close to all local services, amenities and public transport. The property comprises living room, downstairs W/C, dining room, kitchen to ground floor. Three bedrooms and bathroom to first floor. Plenty of storage, good size rear garden. Gas Central heating. Available Mid August.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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	



Entrance Hall
Wood effect flooring and storage cupboard.

Downstairs W/C
w/c and wash hand basin.

Living Room
Window to front, wood effect flooring and radiator.

Dining Room
Patio doors to garden, wood effect flooring and radiator.

Kitchen
Fully fitted kitchen, white units with contrasting wood effect worktops. Stainless steel sink and drainer, oven with gas hob and extractor hood. Fridge freezer and space for washing machine. Window to side, wood effect flooring.

Stairs to Landing
Carpet and two large storage cupboards.

Bathroom.
Tiled bathroom with with bath and overhead electric shower. W?C and wash hand basin.

Bedroom 1
Large double bedroom. window to rear, built in wardrobe, wood effect flooring and radiator.

Bedroom 2
Large double bedroom, window to front, wood effect flooring and radiator.

Bedroom 3
Double bedroom, window to front, storage room.

Rear Garden
Good size rear garden, lawn and storage sheds.

Council Tax
Band D £1,950.90 (24/25)

Postcode
CF64 4QQ

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.

