

55 Brockhill Way



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE

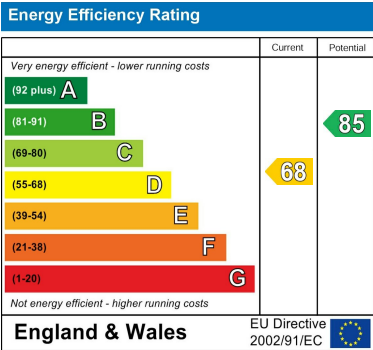


55 Brockhill Way

Penarth CF64 5QD

£1,400

A three bedroom detached house, located on the popular Brockhill Way development, with all local services, amenities, and leisure activities close by. Comprises central hallway, wc/cloakroom, living room and kitchen to the ground floor, three bedrooms and bathroom to first floor. Outside off road parking for two cars and garage with power, rear garden. uPVC double glazing, gas central heating. Available immediately.





Front door to hallway.

Entrance Hall
Vinyl wood effect flooring.

W.C.
Wc and wash hand basin.

Living Room
14'0" x 14'10" (4.29m x 4.53m)
Window to front. Vinyl wood effect flooring, radiator.

Kitchen
9'9" x 14'10" (2.99m x 4.53m)
Fully fitted kitchen comprising base and wall units with contrasting worktops, stainless steel sink and drainer. Oven with gas hob and extractor fan over, under counter fridge and freezer, space and plumbing for washing machine. Tiled floor. Window to rear, patio doors to garden.

First Floor Landing
New carpet, radiator.

Bedroom 1
10'9" x 8'1" (3.28m x 2.48m)
Window to rear. Built-in wardrobe, storage cupboard, new carpet, radiator.

Bedroom 2
8'2" x 9'6" (2.50m x 2.90m)
Window to front. Fitted wardrobes, radiator, new carpet.

Bedroom 3
6'4" x 7'9" (1.95m x 2.38m)
Window to front. New carpet, radiator.

Bathroom
6'6" x 6'4" (2.00m x 1.94m)
New fitted bathroom. A white three piece suite comprising bath with electric shower over, wc, wash hand basin. Towel heater, vinyl flooring, tiled walls. Window to rear.

Rear Garden
Good size garden with patio and lawn.

Garage
Single garage with power.

Council Tax
Band E £2,763.76 p.a. (26/27)

Postcode
C64 5QD

Security Deposit
£1,400

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.

