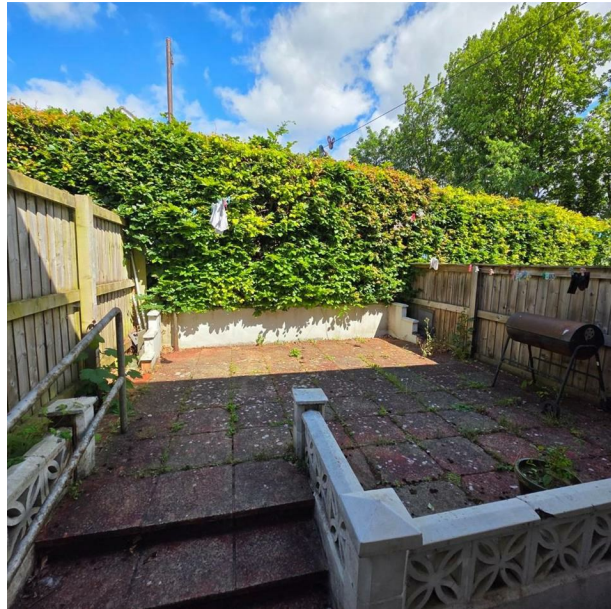


1 Ash Grove



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



1 Ash Grove

Llandough CF64 2PW

£1,200

A three bedroom end link house situated in the popular location of Llandough, close to the hospital. Comprising entrance hallway, modern fitted kitchen, living room, three bedrooms and bathroom. Sunny rear and side gardens, garage (for storage). Gas central heating, uPVC double glazing. Unfurnished. Available mid June.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(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
Wooden laminate flooring

Kitchen
11'2" x 11'10" (3.42 x 3.61)
Modern fitted kitchen. Grey gloss units with contrasting work tops, oven, gas hob, overhead cooker hood., space for washing machine and fridge freezer. Window to front, vinyl wood effect flooring.

Living Room
14'7" x 18'6" (4.47 x 5.66)
Large living room, wood effect laminate flooring, window and door to rear garden.

Stairs and Landing
Carpet, doors to all first floor rooms.

Bedroom 1
12'4" x 11'4" (3.77 x 3.46)
Large master bedroom with built in storage, carpet, window to rear.

Bathroom
Fitted bathroom with paneled walls, shower enclosure with mixer shower, w/c and wash hand basin. Vinyl floor.

Bedroom 2
7'1" x 11'6" (2.16 x 3.51)
Single bedroom, carpet, window to front.

Bedroom 3
7'1" x 11'7" (2.16 x 3.54)
Single bedroom, carpet, window to front.

Rear Garden
Paved rear garden.

Side Garden
Large sunny side garden. Steps to garage.

Single Garage
Can be used for storage.

Council Tax
Band D £2,251.12 (26/27)

Security Deposit
£1,200

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.

