

36 Trem Elai



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

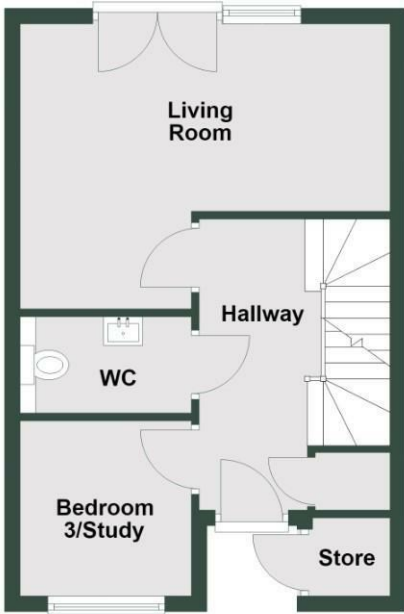
SHEPHERD SHARPE



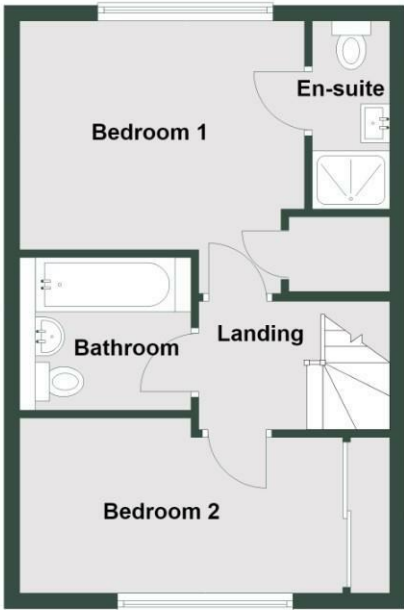
Lower Ground Floor



Ground Floor



First Floor



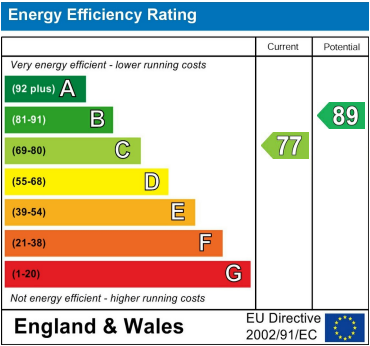
Total area: approx. 92.6 sq. metres (996.8 sq. feet)
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Penarth CF64 1TB

£1,650 Per Month

A three bedroom mid link house situated close to the town centre and all local amenities. Comprises hallway, store cupboard, wc, bedroom 3/study, living room to the ground floor. Kitchen/dining area opening onto the rear garden, store cupboard to the lower ground floor. Two bedrooms, one en-suite, bathroom to first floor. Parking to front, outside store shed to front, south facing rear garden. Unfurnished. Available immediately.





Composite front door to hallway.
Hallway
Laminate flooring, radiator. Stairs to the lower ground and first floor. Doors to the living room, bedroom 3/study and WC.
W.C.
Wash basin with mixer tap and wc, vinyl flooring, radiator, extractor.

Bedroom 3/Study
7'4" x 7'2" (2.25m x 2.20m)
Double glazed window to front with wooden venetian blinds. Carpet, radiator.



Living Room
15'7" x 12'0" (max) (4.75m x 3.66m (max))
A light and bright living room. Double glazed doors opening to Juliette balcony overlooking the rear garden. Carpet, two radiators, TV point.
Lower Ground Floor
Large built in cupboard with fitted shelving, radiator, carpet.

Kitchen/Dining
12'4" x 16'10" (3.77m x 5.15m)
A well proportioned kitchen/dining area. Double doors and glazed side panel opening onto the rear garden. Fitted kitchen with a range of contemporary high gloss wall and base units, stainless steel sink and drainer with mixer tap, laminate worktops, under unit lighting. Integrated appliances including dishwasher, washing machine, fridge/freezer, oven, four ring gas hob and extractor. Vinyl flooring, recessed spotlights, radiator, space for dining table and chairs.



First Floor Landing
Carpet.
Bedroom 1
12'0" x 11'6" (3.66m x 3.51m)
Double glazed window to rear with wooden venetian blinds. Carpet, radiator, TV point, access to loft space, built in cupboard with shelving housing combination boiler.

En-Suite
3'3" x 7'11" (1.00m x 2.42m)
Walk in shower cubicle with mixer shower, wall mounted hand basin and low level wc. Part tiled walls, extractor, shaver point, vinyl flooring, heated towel rail.



Bedroom 2
15'7" (inc fitted wardrobe) x 7'4" (4.75m (inc fitted wardrobe) x 2.25m)
Double glazed window to front with fitted wooden venetian blinds. Carpet, double wardrobe, radiator.



Bathroom
6'5" x 7'2" (1.96m x 2.20m)
Modern suite comprising panelled bath with shower over, shower screen, wall mounted hand basin and wc. Vinyl flooring, heated towel rail, part tiled walls, extractor.

Front
Off road parking to the front, store shed.

Rear Garden
A south facing lawned garden with patio.

Council Tax
Band F £3,266.15 p.a. (26/27)

Post Code
CF64 1TB

Security Deposit
£1,650

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.

