

9 Clwyd Northcliffe



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

SHEPHERD SHARPE



9 Clwyd Northcliffe

Penarth CF64 1DZ

A first floor two double bedroom apartment with stunning Channel views. Comprises hallway with storage cupboard, lounge/dining room with balcony, fitted kitchen, two double bedrooms and shower room. Gas central heating, uPVC double glazing. Communal grounds and parking. Unfurnished. Available mid February.

£1,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	



uPVC double glazed panelled front door to hallway.

Hallway
Two large store cupboards, Worcester combination boiler, neutral decoration, carpet, radiator.

Lounge/Dining Room
15'11" x 12'2" (4.87m x 3.71m)
Powder coated aluminium double glazed patio doors opening out onto good size balcony with stunning views of the Channel. Glazed partition to kitchen. Carpet, radiator, neutral decoration.

Balcony
11'1" x 5'6" (3.38m x 1.68m)
Good size balcony which offers a great entertaining space and stunning views of the Channel and Cardiff Bay.

Kitchen
9'0" x 8'10" (2.76m x 2.70m)
uPVC double glazed window to front, glazed partition to lounge/dining room. White fitted kitchen with contrasting work tops, sink and drainer. Cooker, stainless steel extractor, plumbing for washing machine, fridge/freezer, cushion flooring, white tiled splashback, radiator.

Bedroom 1
12'1" x 9'11" (3.70m x 3.04m)
Full height uPVC double glazed window looking out over communal gardens and with great views of the Channel, Cardiff Bay and city centre. Carpet, radiator.

Bedroom 2
9'1" x 8'9" (2.78m x 2.69m)
uPVC double glazed window to front. Carpet, neutral decoration, radiator.

Shower Room
Contemporary bathroom comprising shower enclosure with Triton electric shower, wash basin and wc all with chrome fittings. Attractive tiling to walls and floor, radiator, extractor, large mirror.

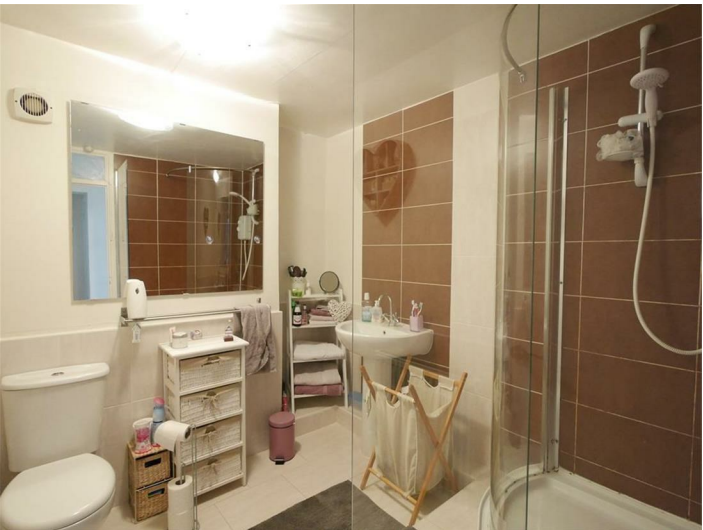
Communal Areas
Landscaped communal grounds, parking, BBQ area.

Council Tax
Band C £1,888.01 p.a. (25/26)

Post Code
CF64 1DZ

Security Deposit
£1,000

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.

