# First Floor Flat 27 Plymouth Road

Penarth, Vale of Glamorgan, CF64 3DA









A well presented and very spacious furnished two bedroom first floor flat with garden, close to the town centre in this attractive Victorian property. Light and spacious apartment comprising of a spacious entrance , large lounge with bay windows, fully fitted kitchen / diner, two bedrooms and a well appointed bathroom. The property further benefits from an private garden to the rear with a westerly aspect EPC D

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## Monthly Rental Of £1,400

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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## Accommodation

### Communal Hall
A spacious communal hall with plenty of original features. Side door out to the garden and stairs up to the first floor, with front door into the flat.

### Entrance Hall
Laminate floor. Original dado rail and moulded coved ceiling. Power points. Doors to all rooms.

**Lounge** *16' 11" into recess x 19' 3" into bay (5.15m into recess x 5.88m into bay)*
A large reception room to the front of the property with feature uPVC double glazed sash bay window. Wood burning stove with slate hearth. Power and TV points. Central heating. Original picture rails and moulded coved ceiling. Bespoke fitted shelving unit.

**Kitchen / Diner** *11' 9" maximum x 13' 6" (3.58m maximum x 4.11m)*
Dual aspect kitchen with dining space. Tiled floor. Fitted kitchen with wall units, base units and a full height larder cupboard, all with shaker style doors. Contrasting laminate work surfaces. Integrated appliances including a four burner gas hob, electric oven, fridge freezer, washing machine and dishwasher. Single bowl composite sink with drainer. Part tiled walls. Dining space for table and chairs. Matching fitted cupboard housing the gas boiler. Original moulded coved ceiling. Power points. Central heating radiator. uPVC double glazed sash window to the front with fitted Venetian blind, and a further uPVC double glazed window to the side, again with Venetian blind.

**Bedroom 1** *14' 9" x 13' 11" (4.49m x 4.24m)*
A large double bedroom with uPVC double glazed windows to the side and rear. Original picture rails, moulded coved ceiling and fireplace with cast iron grate, wooden surround and a tiled hearth. Central heating radiator.

**Bedroom 2** *6' 5" x 14' 0" (1.96m x 4.26m)*
Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power points. Coved ceiling.

**Bathroom** *6' 2" x 10' 3" (1.87m x 3.12m)*
A stylish modern bathroom with suite comprising a curved panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. Period style heated towel rail. Coved ceiling. uPVC double glazed window to the rear. Tiled floor and part tiled walls.

### Outside
A door from the communal ground floor entrance hall leads out to the garden. The garden for Flat 2 is at the rear of the plot and there is a pathway owned by flat 2 that provides access. Timber shed. Westerly aspect. Original stone walls. Mature trees.

## Additional Information

### Council Tax Band
The Council Tax band for this property is D which equates to a charge is £2,231.54

### Approximate Gross Internal Area
861 sq ft / 80 sq m.

### Our Fees
For all tenancies, we require rent paid one month in advance. Applicants must pay a holding fee equal to one weeks rent to begin the application process. Prior to the commencement of any tenancy, occupiers must pay in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP). A holding deposit equal to one weeks rent is payable to secure the property.

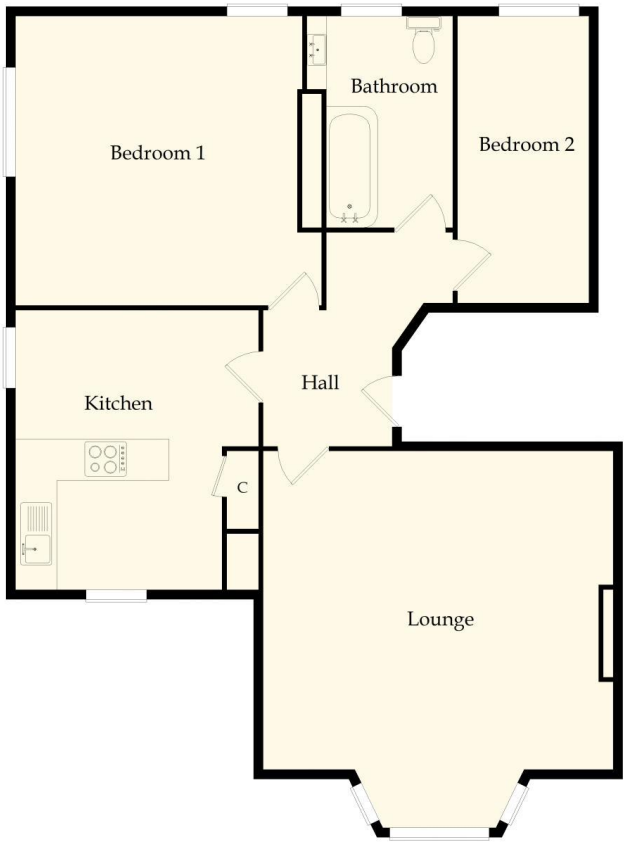
## Availability
The property is available immediately, pending the successful completion of the application process.

## Furnishing
The property is furnished.

## Energy Performance Certificate




## Floor Plan




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