

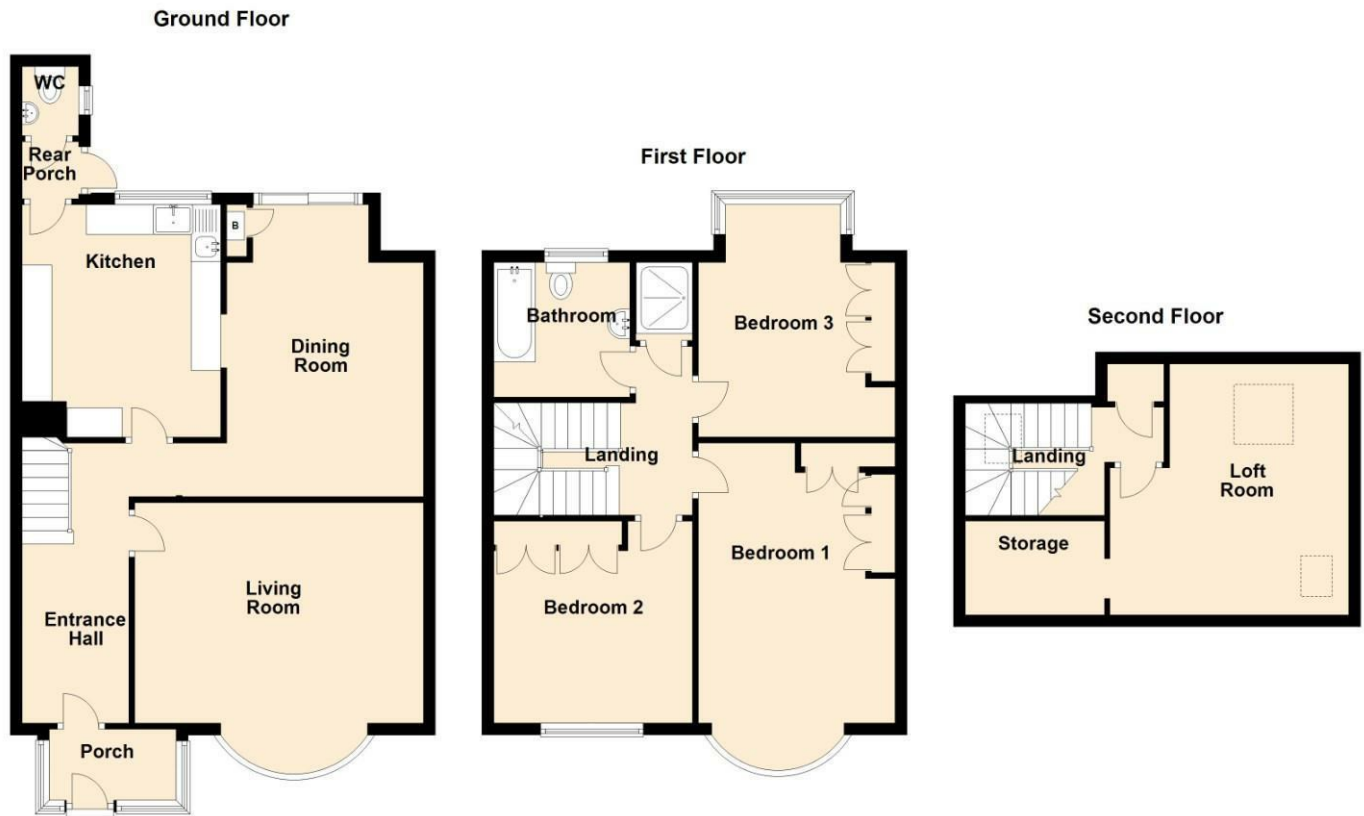
15 Baron Road



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



15 Baron Road

Penarth CF64 3UD

£1,750 Per Month

A 3 bedroom house with attic conversion in a sought after location, close to Penarth town centre, all local services and amenities and within catchment for Stanwell school. Comprises large entrance porch, entrance hall, living room, dining room, kitchen, wc/cloakroom to ground floor, three double bedrooms, shower room, bathroom to first floor. Converted loft space ideal for a variety of uses. Front and rear garden, storage shed. Gas central heating, uPVC double glazing. Unfurnished. Available mid August.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D	54		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Front door to entrance porch.
Porch
Original front door to hallway.
Hallway
Stairs to first floor, original tiled flooring, radiator, understairs cupboard. Doors to all ground floor accommodation.
Living Room
14'4" (into bay) x 15'11" (4.39m (into bay) x 4.87m)
Bay window to front. Fireplace with gas fire, carpet, radiator.



Dining Room
16'0" x 10'9" (4.90m x 3.30m)
Fully glazed patio doors to garden. Original parquet flooring, gas fire, large serving hatch to kitchen, radiator.
Kitchen
12'5" x 10'9" (3.80m x 3.30m)
Window to rear, door to rear lobby, access to wc/cloakroom and garden. Fitted kitchen with a range matching of base and wall units, five ring range cooker with extractor over, corner sink with drainer and mixer tap, washing machine, built-in fridge/freezer and dishwasher. Tiled floor, tiled splashback.
WC/Cloakroom
Opaque window to side. White suite comprising wc, wash hand basin.



Landing
Carpet, doors to all first floor accommodation, stairs to loft room.
Bedroom 1
18'0" (into bay) x 15'11" (5.50m (into bay) x 4.87m)
Bay window to front. Corner fitted wardrobes, matching chest of drawers to side, carpet, two radiators.
Bedroom 2
12'9" (into bay) x 10'2" (3.90m (into bay) x 3.10m)
Square bay to rear overlooking garden. Recessed fitted wardrobe, carpet, radiator.
Bedroom 3
10'2" x 9'6" (3.10m x 2.90m)
Window to front. Wardrobes to one wall, carpet, radiator.



Bathroom
7'6" x 7'2" (2.30m x 2.20m)
Opaque window to rear, further opaque window to landing. White three piece suite comprising panelled bath, pedestal wash basin with shelf and mirror over, wc. Fully tiled walls, wood effect flooring, radiator.
Shower Room
Opaque window to rear. Large walk-in shower enclosure.
Landing
Carpet, under eaves storage, door to loft room.

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Loft Room
Two velux windows. Under eaves storage, further large walk-in storage area, wood effect flooring, radiator.
Front Garden
Mature planting and hedging.
Rear Garden
Private rear garden with paved terrace across the rear of the property, lawn, mature planting.
Storage Shed
Council Tax
Band F £3,266.15 (26/27)
Post Code
CF64 3UD



Security Deposit
£1,750
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.

