

8 Ty Westonia Pierhead View



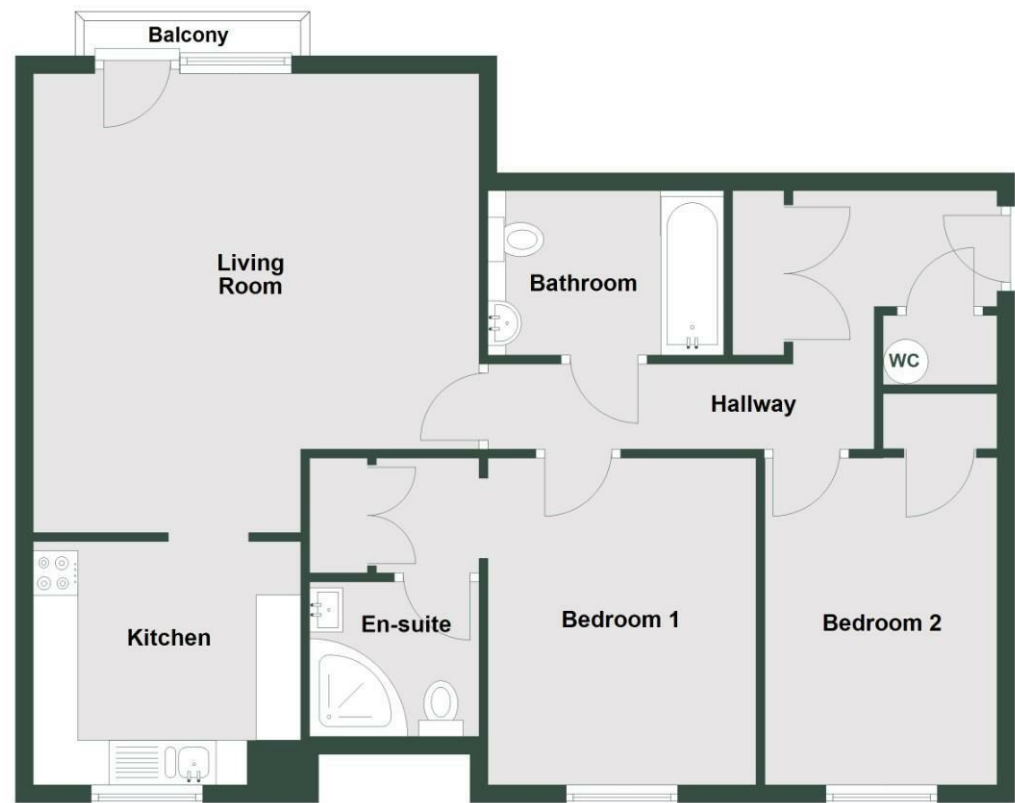
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Second Floor



Total area: approx. 77.5 sq. metres (833.7 sq. feet)
8 Ty Westonia



8 Ty Westonia Pierhead View

Penarth Marina CF64 1SJ

£1,200 Per Month

A spacious second floor two double bedroom apartment situated in Penarth marina, with great views overlooking the water. Close to all local services, amenities, Tesco and railway station. Communal access with lift to all floors. Comprises hallway, living room, kitchen, two double bedrooms with built-in wardrobes, en-suite shower room and bathroom. Secure parking with one allocated parking space. Double glazing, electric heating. Unfurnished. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		72	80
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

8 Ty Westonia Pierhead View



Communal Entrance
A communal hallway with automatic lighting, access from communal areas via lift or staircase to second floor.

Front door to hallway.

Hallway
Carpet, two electric radiator, large storage cupboard with hot water cylinder, cloaks cupboard with double doors. Doors to all rooms.

Living Room
17'0" x 16'4" (5.19m x 5.00m)
A spacious living room with lovely views looking out across the water. Double glazed aluminium powder coated French doors leading out onto balcony. Carpet, two electric radiators. Open archway through to the kitchen.



Balcony
A small walk on balcony with great views of the water.

Kitchen
9'10" x 8'0" (3.00m x 2.46m)
Large powder coated double glazed aluminium window to rear. Comprising shaker style oak effect base and wall units, contrast worktop, integrated Neff combination microwave, oven, electric hob, extractor, dishwasher, washer dryer, tiled splashback and floor, space for fridge and freezer.



Bedroom 1
12'0" x 9'3" (plus dressing area) (3.67m x 2.82m (plus dressing area))
A double bedroom. Powder coated double glazed window to rear. Carpet, electric radiator, built-in wardrobe. Door to en-suite shower room.



En-Suite
5'8" x 5'8" (1.75m x 1.74m)
Comprising corner shower enclosure with chrome shower fitting, large wash basin with lever mixer tap and built-in storage, wc, all in white with chrome accessories. Part tiled walls, vinyl flooring, chrome ladder radiator, extractor, shaver point, mirror.

Bedroom 2
8'6" x 12'0" (2.60m x 3.68m)
A good size second bedroom. Powder coated double glazed window to rear. Carpet, electric radiator, large built-in wardrobe.

Bathroom
8'6" x 5'10" (2.61m x 1.80m)
Comprising panelled bath with shower screen and shower over, wash basin and wc with built-in storage beneath. Part tiled walls, vinyl flooring, electric radiator, extractor, mirror.

Outside
Secure communal car parking with one allocated parking space.

8 Ty Westonia Pierhead View



Council Tax
Band F £3,068.02 p.a. (25/26)

Post Code
CF64 1SJ

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.

