

37 Willow Close



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



Ground Floor

First Floor



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

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Penarth CF64 3NG

£1,350 Per Month

An excellent three bedroom semi detached house. Found in catchment for Victoria and Stanwell schools. Comprises hallway, through lounge, modern kitchen/breakfasting room, three bedrooms, newly fitted bathroom and separate wc. Off road parking, south facing rear garden. Decorated throughout, new carpets. Gas central heating, double glazing. Unfurnished. Available immediately.

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



Front door to hallway.

Hallway

Compact hallway, carpet, radiator, door to lounge.

Lounge

10'5" x 18'0" (3.20m x 5.50m)

A large living with room. uPVC double glazed windows to front and rear. Carpet, radiator.

Breakfast Room

6'11" x 6'9" (2.13m x 2.08m)

Useful breakfasting area/study. Two uPVC double glazed windows. Radiator, access to gas meter, archway through to kitchen.

Kitchen

13'6" x 10'7" (4.12m x 3.23m)

A bright and sunny kitchen. uPVC double glazed windows to rear and door to garden. The kitchen is modern with white units and dark contrast worktops, sink and drainer. Vinyl flooring, boxed in Vaillant combination boiler, integrated gas hob, electric oven, extractor, plumbing for washing machine, space for fridge/freezer.

First Floor Landing

Carpet, doors to all first floor accommodation.

Bedroom 1

11'9" x 11'3" (3.60m x 3.43m)

uPVC double glazed window. New carpet, radiator, built in wardrobe.

Bedroom 2

10'7" x 9'6" (3.23m x 2.90m)

uPVC double glazed window. New carpet, radiator, over stair store cupboard.

Bedroom 3

8'5" x 7'11" (2.59m x 2.43m)

uPVC double glazed window. New carpet, radiator, built-in wardrobe.

Bathroom

Newley fitted bathroom. Comprising mixer rainfall shower, pedestal wash basin, non-slip floor, radiator. uPVC double glazed window.

W.C.

Low level wc. uPVC double glazed window.

Front Garden

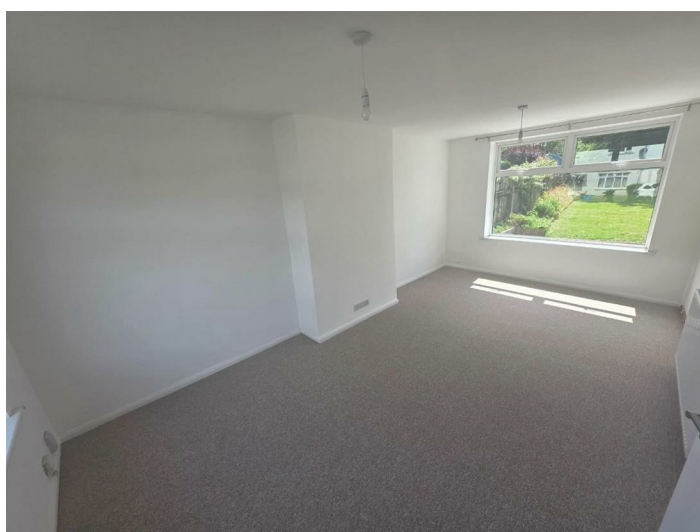
A good size front garden, mainly laid to lawn, side access with parking for one car.

Rear Garden

Private south facing rear garden, patio, lawn, outside water tap, side access to front garden and driveway.

Council Tax

Band D £2,261.18 (26/27)



Post Code
CF64 3NG

Security Deposit
£1,350

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.

