

13A Arcot Street



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



13A Arcot Street

Penarth CF64 1ET

A large four bedroom maisonette situated in Penarth town centre. Comprises entrance hall, bedroom with en-suite, living room, bathroom and kitchen to first floor. Three double bedrooms and bathroom to second floor. Gas central heating, furnished, Available Mid August.

£1,300

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Entrance hall
Large hallway, carpet, stairs to first floor.

Bedroom 1
12'11" x 14'11" (3.94 x 4.57)
Large double bedroom with en-suite. Double bed, wardrobe, chest of draws. Laminate wood flooring, window to rear and side.

En-Suite
5'5" x 10'3" (1.66 x 3.13)
Shower cubicle with mixer shower, w/c and sink. Tiled floor, window to side.

Living Room
11'1" x 12'9" (3.39 x 3.90)
Light and airy living room. sofa, wardrobe, desk and chair, rug. Laminate wood flooring, window to side.

Kitchen/diner
12'5" x 16'11" (3.79 x 5.18)
Large kitchen/diner. Fitted kitchen with cream worktops and contrasting worktops. stainless steel sink and drainer, oven with gas hob above and cooker hood. Integrated appliances include, fridge freezer, washing machine and a full size integrated dishwasher. Ding table and chairs, dresser. Laminate wood flooring, windows to side and front.

Bathroom 1
Shower cubicle with mixer shower, bath, w/c and wash hand basin. Frosted window to front, tiled floor.

Bedroom 2
13'2" x 14'5" (4.02 x 4.4)
Large double bedroom. Double bed, chest of draws and bedside table. Velux window to side, laminate wood flooring.

Bedroom 3
9'5" x 10'10" (2.88 x 3.31)
Single bed, wardrobe, chest of draws. Velux window to side, laminate wood flooring.

Bathroom
Shower cubicle with mixer shower, wash hand basin, w/c. Tiled flooring.

Bedroom 4
15'3" x 10'1" (4.66 x 3.09)
Double bed, wardrobe., chest of draws. Velux window to side.

Postcode
CF64 1ET

Council Tax
Band D £2,261.18 (26/27)

Security Deposit
£1,300

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.

