

17 Conybeare 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

SHEPHERD SHARPE



## 17 Conybeare Road

Sully CF64 5TZ

A three bedroom semi detached house found in a popular location on the northern edge of Sully. Comprises hallway, lounge/dining room, conservatory, kitchen, three bedrooms and bathroom. Newly decorated throughout, gas central heating, uPVC double glazing. Driveway/carport, front and rear gardens. Available Mid March.

£1,450 Per Month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Entrance**  
uPVC double glazed panelled front door.

**Hallway**  
Laminate flooring, radiator, stairs to first floor.

**Living Room**  
13'1" x 12'0" (4.00m x 3.68m)  
Bright and light with large window to front. Contemporary fire surround with electric fire (not working), radiator, laminate flooring, under stairs storage cupboard.

**Dining Room**  
10'10" x 7'8" (3.32m x 2.36m)  
Open plan to living room. Laminate flooring, radiator, uPVC double glazed French doors leading to conservatory.



**Conservatory**  
9'6" x 8'6" (2.90m x 2.60m)  
uPVC double glazed conservatory with brick built base, laminate flooring, radiator, lighting, power, new white blinds.

**Kitchen**  
10'9" x 7'5" (3.29m x 2.28m)  
Window to side and rear, half glazed door leading on to patio and garden. Fitted kitchen with pale wooden effect units, contrast dark granite effect work tops, composite half bowl and drainer, lever mixer tap, integrated stainless steel four burner hob, extractor, electric oven, washing machine, tumble dryer, fridge freezer, tiled floor, new white blinds.



**Landing**  
Window to side with frosted glass, carpet. Doors to all first floor rooms.

**Bedroom 1**  
13'1" x 8'9" (4.00m x 2.69m)  
A good size double bedroom. Window to front, built-in fitted wardrobes, carpet, radiator.

**Bedroom 2**  
9'0" x 9'3" (2.75m x 2.82m)  
A second double bedroom. Window to rear, radiator, built-in wardrobe housing boiler, radiator and shelving.

**Bedroom 3**  
6'5" x 6'6" (1.98m x 2.00m)  
Window to front, carpet, radiator, over stairs storage cupboard.



**Bathroom**  
Contemporary bathroom with limestone effect tiling. 'P' shaped bath with electric shower over, wash basin and wc both in white with chrome fittings, chrome radiator, mirror cabinet, window to rear with frosted glass.

**Front Garden**  
The property is set back from the road. Landscaped to front, off road parking, gated access to covered car port area to side, access to rear garden.



**Rear Garden**  
Patio, steps with hand rails leading up to lawn with traditional planted beds, timber shed (8' x 6').

**Council Tax**  
Band D £1,825.95 p.a. (23/24)

**Post Code**  
CF64 5TZ

**Security Deposit**  
£1,450

**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.

