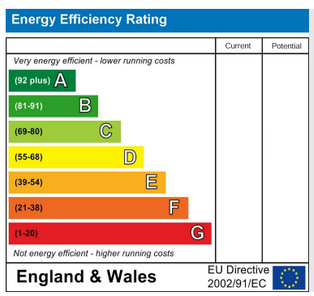


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



47 Dock Street

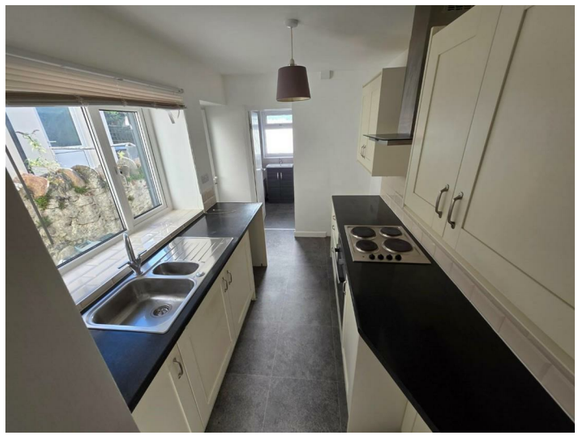
Cogan CF64 2LA

£1,100

A three bedroom mid terraced house located in a quiet side street in Cogan close to all local amenities and public transport. The property comprises open plan living/dining room, kitchen, ground floor bathroom and three bedrooms. South facing rear garden. Gas central heating, uPVC double glazing, new carpets and flooring throughout, new central heating boiler. Unfurnished. Available end of September.







Front door to open plan living/dining room.

Open Plan Living/Dining Room
2309'9" x 1240'2" (704 x 378)
23' 1" x 12' 5" (7.04m x 3.78m) Windows to front and rear. Carpet, two radiator, stairs to first floor, door to kitchen

Kitchen
1066'3" x 679'2" (325 x 207)
10' 8" x 6' 9" (3.25m x 2.07m) Window to side and half glazed door to rear garden, door to bathroom. Brand new shaker style fitted kitchen with a range of matching base and wall units, black marble effect work top, stainless steel one and a half bowl sink, drainer and mixer tap. Four ring electric hob with electric oven, extractor, space and plumbing for washing machine and space for larder style fridge/freezer, wood effect flooring, tiled splash back.

Bathroom
820'3" x 547'11" (250 x 167)
8' 2" x 5' 6" (2.50m x 1.67m) Two opaque windows to rear. Brand new white three piece suite comprising panelled bath with shower over, shower screen, wash basin with mixer tap and storage beneath, wc. Fully tiled walls, wood effect flooring, radiator.

Landing
Carpet, doors to all first floor rooms.

Bedroom 1
1259'10" x 918'8" (384 x 280)
12' 7" x 9' 2" (3.84m x 2.80m) Two windows to front. Carpet, radiator.

Bedroom 2
1371'5" x 666'0" (418 x 203)
13' 9" x 6' 8" (4.18m x 2.03m) Window to rear. Carpet, radiator.

Bedroom 3
1099'1" x 708'8" (335 x 216)
11' x 7' 1" (3.35m x 2.16m) Window to rear. Carpet, radiator, enclosed brand new wall mounted boiler.

Front
Opening directly onto Dock Street.

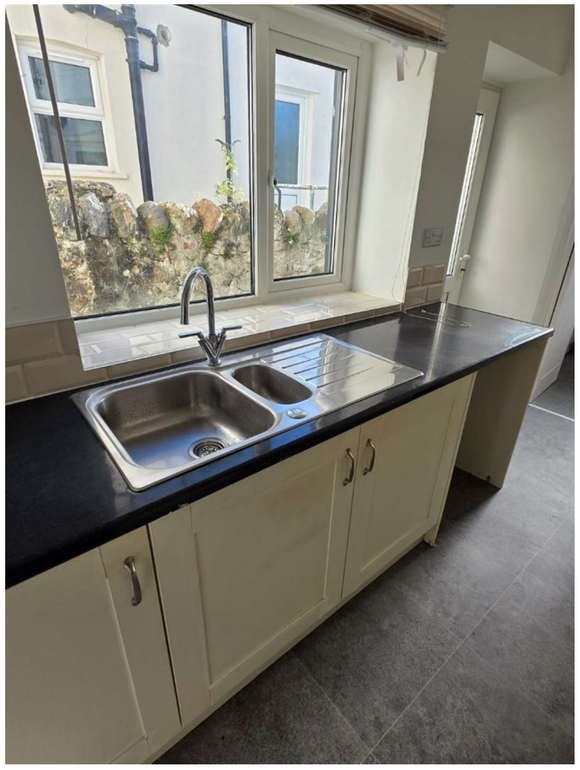
Rear Garden
Enclosed south facing rear garden mainly lawned with gravelled pathways.

Council Tax
Band D £2,261.18 (26/27)

Post Code
CF64 2LA

47 Dock Street







Security Deposit
£1,100

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.