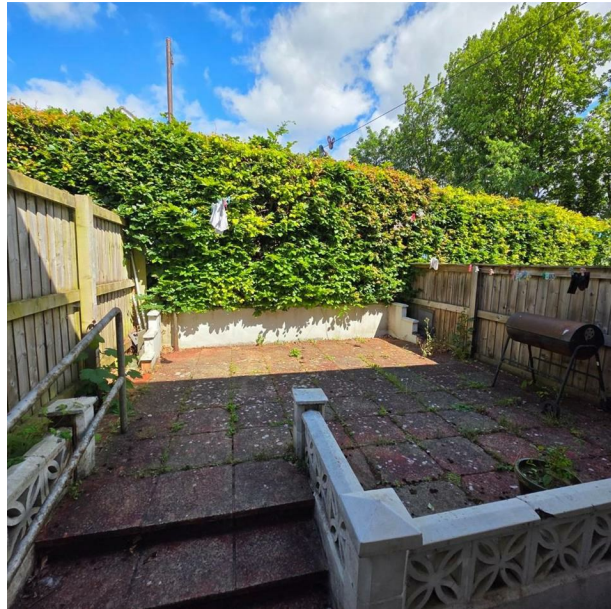


1 Ash Grove



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



## 1 Ash Grove

Penarth CF64 2PW

A 3 bedroom end link house situated in the popular location of Llandough, close to the hospital. Property comprises modern fitted kitchen, living room, three bedrooms and bathroom. Sunny rear and side garden. Garage for storage, unfurnished. Available Mid June.

£1,300 Per Month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(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 hall  
Wooden laminate flooring

**Kitchen**  
11'2" x 11'10" (3.42 x 3.61)  
Modern fitted kitchen. Grey gloss units with contrasting work tops, oven, gas hob, overhead cooker hood., space for washing machine and fridge freezer. Window to front, vinyl wood effect flooring.

**Living Room**  
14'7" x 18'6" (4.47 x 5.66)  
Large living room, wood effect laminate flooring, window and door to rear garden.

**Stairs and Landing**  
Carpet, doors to all first floor rooms.

**Bedroom 1**  
12'4" x 11'4" (3.77 x 3.46)  
Large master bedroom with built in storage, carpet, window to rear.

**Bathroom**  
Fitted bathroom with paneled walls, shower enclosure with mixer shower, w/c and wash hand basin. Vinyl floor.

**Bedroom 2**  
7'1" x 11'6" (2.16 x 3.51)  
Single bedroom, carpet, window to front.

**Bedroom 3**  
7'1" x 11'7" (2.16 x 3.54)  
Single bedroom, carpet, window to front.

**Rear Garden**  
Paved rear garden.

**Side Garden**  
Large sunny side garden. Steps to garage.

**Single Garage**  
Can be used for storage.

**Council Tax**  
Band D £2,251.12 (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.

