

60 Althorp Drive

Penarth, The Vale Of Glamorgan, CF64 5FJ



A very well presented, fully furnished three bedroom semi-detached house located on the popular Lavernock Park development. Available immediate - subject to a successful application - the property has excellent off road parking to the front and a well-sized south facing garden. The accommodation comprises a porch, living room and kitchen with dining space on the ground floor along with three bedrooms and the bathroom above. The property is in excellent condition throughout and viewing is advised. EPC: C.

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,400

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Accommodation

Ground Floor

Porch 4' 11" x 3' 3" (1.5m x 1m)

uPVC double glazed front door. Built-in cupboard. Door to the living room.

Living Room 15' 0" x 14' 3" (4.58m x 4.35m)

Wood effect LVT flooring throughout. Stairs to the first floor and a door to the rear into the kitchen. Large uPVC double glazed window to the front with Venetian blind. Central heating radiator. Power points and TV point. Two sofas, a pouffe, TV stand and console table.

Kitchen / Dining 15' 0" x 9' 5" (4.57m x 2.88m)

A kitchen with dining space at the back of the house, opening onto the garden. Wood effect LVT flooring continued from the living room. Fitted kitchen comprising wall units and base units laminate doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer, dishwasher and washing machine. One and a half bowl stainless steel sink with drainer. uPVC double glazed window and sliding doors into the rear garden. Coved ceiling. Power points. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Doors to all bedrooms. Hatch to the loft space. Power point.

Bedroom 1 11' 0" to door x 11' 0" (3.35m to door x 3.35m)

Double bedroom to the front of the house with built-in wardrobe. Fitted carpet. uPVC double glazed window with Venetian blind. Central heating radiator. Power points. Coved ceiling. Double bed and two side tables.

Bedroom 2 11' 0" to door x 9' 8" (3.35m to door x 2.94m)

A similarly sized double bedroom at the back of the house, again with built-in wardrobe and with a uPVC double glazed window that overlooks the garden. Fitted carpet. Central heating radiator. Venetian blind to the window. Power points. Coved ceiling. Double bed.

Bedroom 3 6' 6" x 8' 4" (1.98m x 2.54m)

A single bedroom with uPVC double glazed window to the front, with Venetian blind. Fitted carpet. Coved ceiling. Power points.

Bathroom 6' 1" x 6' 11" (1.85m x 2.11m)

A fully tiled bathroom with a suite comprising of a walk-in shower cubicle with mixer shower, a WC and a sink with storage below. Heated towel rail. Fitted mirror, light and shaver point. uPVC double glazed window to the rear with roller and Roman blinds. Coved ceiling. Extractor fan.

Outside

Front

Off road parking to the front for two cars, side-by-side, laid to block paving. Front lawn and areas laid to slate chippings.

Rear Garden

A south facing, low maintenance rear garden laid to paving, slate chippings, composite decking and lawn. Storage shed. Gated access to the rear. Outside tap, light and clothes line.

Additional Information

Availability

The property is available immediately, pending the successful completion of the application process, on a fully furnished basis.

Council Tax Band

The Council Tax band for this property is D, which equates to charge of £2261.18 for 2026/27.

Approximate Gross Internal Area

743 sq ft / 69.0 sq m.

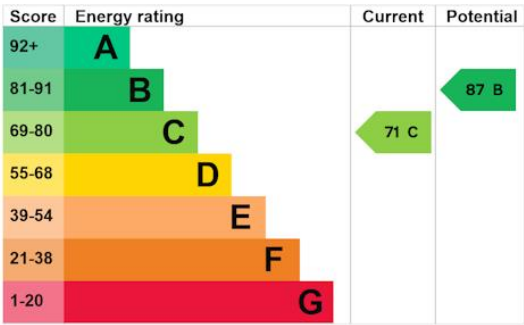
Utilities

The property is connected to gas, electricity, water and sewerage services and has gas central heating.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Energy Performance Certificate



Floor Plan









