

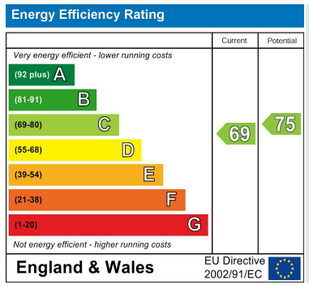
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



Total area: approx. 79.4 sq. metres (854.7 sq. feet)
111 Andrew Road



SHEPHERD SHARPE

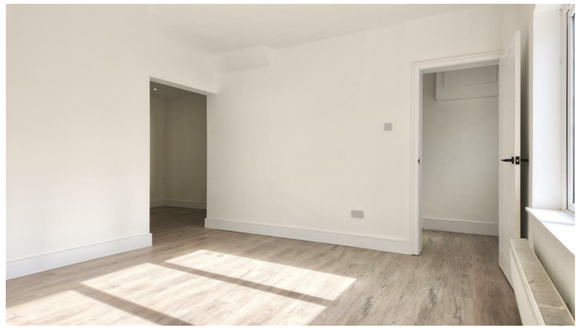


111 Andrew Road

Cogan CF64 2NU

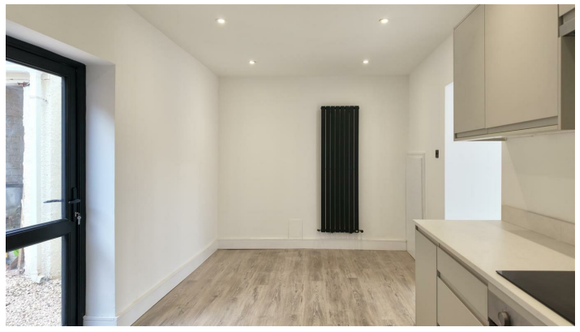
£1,400 Per Month

An extensively renovated and reconfigured, three double bedroom end terrace house. Comprising large front sitting room, new fitted kitchen/dining with access to the rear garden, three bedrooms and stylish new bathroom. Gravelled forecourt garden to the front, landscaped tiered garden to rear with lawn and lower gravel seating area. Unfurnished. Available immediately.









Part glazed new front door to hallway.

Hallway
Timber style flooring, spotlights, high level fuse board. Stairs to first floor.

Living Room
13'9" x 12'7" (4.21m x 3.84m)
Large window to front. Timber style flooring, central pendant ceiling light, radiator. Opening through to kitchen/dining.

Kitchen/Dining
18'5" x 9'11" (5.63m x 3.04m)
L shaped fitted kitchen with eye level and base units with stone effect worktops, sink and drainer with mixer tap. New appliances to include oven, grill with induction hob, extractor over, integrated fridge/freezer. Useful understair storage cupboard, timber flooring, spotlights, vertical radiator. Door to rear garden.

First Floor Landing
Carpet, pendant ceiling light, radiator.

Bedroom 1
9'2" x 12'9" (2.80m x 3.90m)
Window to rear. Carpet, pendant ceiling light, radiator.

Bedroom 2
9'4" x 9'3" (2.85m x 2.82m)
Window to rear. Carpet, pendant ceiling light, radiator.

Bedroom 3
9'3" x 9'2" (2.84m x 2.80m)
A small double bedroom. Window to front. Carpet, pendant ceiling light, radiator.

Bathroom
4'5" x 4'4" (1.37m x 1.33m)
A modern family bathroom. Comprises freestanding bath with wall mounted rainfall tap, vanity unit with wash hand basin and storage beneath, wc, fully tiled walk-in shower enclosure with rainfall attachment. Spotlights to ceiling, extractor fan, heated towel radiator. Window to front.

Front Garden
Walled and gravelled forecourt with steps to the front door.

Rear Garden
Landscaped tiered garden with lower gravelled seating area, steps to lawn, two brick built stores (ideal for refuse or garden furniture).

Council Tax
Band D £2,261.18 p.a. (26/27)

Post Code
CF64 2NU

Security Deposit
£1,400

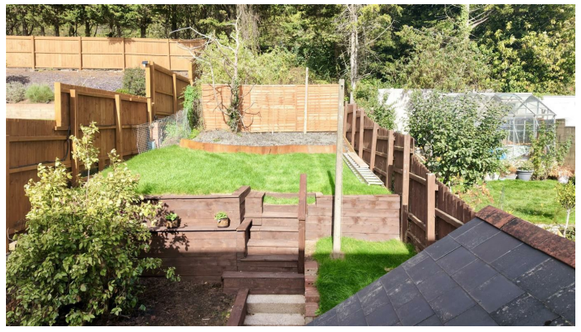
Holding Deposit

111 Andrew Road









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.