

20 Glas Y Llwyn



4 Andrews Buildings
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Penarth CF64 2AA

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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

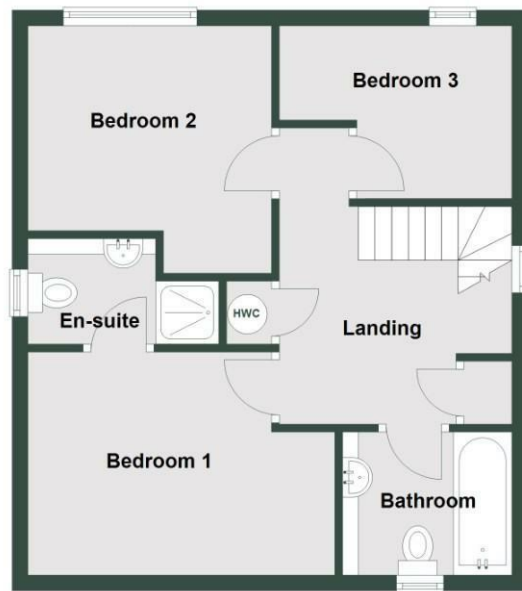
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 96.5 sq. metres (1038.4 sq. feet)
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Barry CF63 1DD

£1,500 Per Month

A three bedroom detached house on the popular Pencoedre Village development on the western edge of Barry, close to all transport links and services. The property has been freshly decorated and has new carpets and flooring throughout. Comprises entrance lobby, wc/cloakroom, living room, dining room, second reception room, kitchen to ground floor. Three bedrooms and bathroom to first floor with en-suite to the main bedroom. Off road parking for two cars to front and private rear garden. Gas central heating, uPVC double glazing. Unfurnished. Available end of May.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
	84
67	
EU Directive 2002/91/EC	
England & Wales	



Front door into entrance lobby.

Entrance Lobby

Doors to living room and wc/cloakroom. Radiator.

Cloakroom/W.C.

Comprising wash hand basin with storage beneath, wc, radiator. Window to front.

Living Room

11'4" (max) x 13'5" (3.47m (max) x 4.09m)

A good sized living room. Window to front. Double doors to second reception room, wide arch opening to dining room, door to kitchen, stairs to first floor. Understairs store cupboard, radiator.

Dining Room

7'8" x 9'1" (2.36m x 2.79m)

French doors opening onto the rear garden. Space for dining table and chairs, radiator.

Second Reception Room

8'5" x 16'6" (2.59m x 5.04m)

Useful additional living space. Window to front. Radiator.

Kitchen

11'8" x 9'1" (3.56m x 2.79m)

Fitted kitchen with base and matching wall units in white gloss finish, wood effect worktops, stainless steel sink and drainer. Electric hob, oven, extractor fan, built-in dishwasher, space and plumbing for washing machine, space for freestanding fridge/freezer. Tiled splashback, wall mounted boiler, radiator, space for a small table and chairs. Window to rear. Door to rear garden.

First Floor Landing

Window to side. Cupboard housing water tank with shelf, second store cupboard with shelving and hanging rail, radiator.

Bedroom 1

12'7" (max) x 9'3" (max) (3.85m (max) x 2.84m (max))

A good sized double bedroom. Window to front. Carpet, radiator. Door to en-suite.

En-Suite

4'4" x 8'3" (max) (1.34m x 2.52m (max))

Comprising shower enclosure, wash hand basin with mixer tap and storage beneath, wc. Tiled splashback, shelving to side, radiator, wood effect flooring. Opaque window to side.

Bedroom 2

10'2" x 10'4" (max) (3.10m x 3.15m (max))

A second double bedroom. Window to front. Carpet, radiator.

Bedroom 3

9'8" (max) x 7'2" (2.96m (max) x 2.20m)

A single bedroom. Window to front. Carpet, radiator.



Bathroom

6'9" x 6'0" (2.06m x 1.85m)

Comprising bath with shower over, wash hand basin with chrome mixer tap and storage beneath and wc. Shelving to side, radiator, part tiled walls. Opaque window to rear.

Front Garden

Off road parking for two cars, side gate to rear garden.

Rear Garden

The rear garden has fencing to all sides giving privacy, paved patio, chippings for a low maintenance garden, useful storage area to side, outside tap.

Council Tax

Band E £2,734.67 p.a. (26/27)

Post Code

CF63 1DD

Security Deposit

£1,500

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.

