

25 Dock Street



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

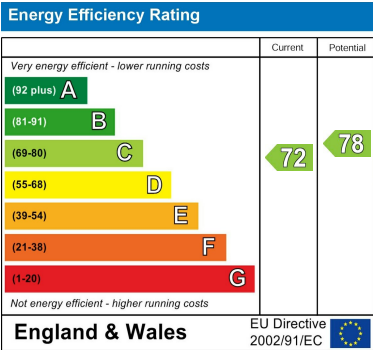


25 Dock Street

Cogan CF64 2LA

£1,150

A two bedroom mid terrace house in the Cogan area of Penarth. The property is close to all local services and amenities. Comprises entrance porch, hallway, lounge, dining room, kitchen, two double bedrooms and large bathroom with bath and shower. Rear garden. Gas central heating, uPVC double glazing. Unfurnished. Available late August.





Front door into porch.

Porch
Laminate flooring. Door to hallway.

Hallway
Laminate flooring, doors to ground floor rooms and stairs to first floor.

Lounge
1099'1" x 1099'1" (335 x 335)
3.35m x 3.48m (11' x 11' 5") Window to front with blinds and curtains. Gas fire, laminate flooring, folding doors into dining room.

Dining Room
898'11" x 898'11" (274 x 274)
2.87m x 2.90m (9' 5" x 9' 6") Door from hallway. French doors onto rear garden with curtains. Laminate flooring.

Kitchen
1000'8" x 800'6" (305 x 244)
3.15m x 2.59m (10' 4" x 8' 6") Window to side with blind, door to rear garden. Fitted kitchen with built-in gas hob, electric oven, washing machine, slim line dishwasher and space for fridge/freezer. Tiled floor and splash back, inset spot lights.

First Floor Landing
Carpet, doors to all rooms.

Bedroom 1
1299'3" x 1099'1" (396 x 335)
3.96m x 3.35m (13' x 11') Two windows to front with curtains. Carpet, floor to ceiling fitted wardrobes along one wall.

Bedroom 2
1099'1" x 898'11" (335 x 274)
3.45m x 2.87m (11' 4" x 9' 5") Window to rear with curtains. Carpet.

Bathroom
1099'1" x 800'6" (335 x 244)
3.58m x 2.59m (11' 9" x 8' 6") Window to side. Bathroom suite comprising panelled bath, pedestal wash basin, wc and large shower cubicle. Tile floor and part tiled walls, inset spot lights.

Front
Opening directly on to Dock Street.

Rear Garden
Lawned rear garden with decked area and patio. Pedestrian gate to rear lane, under cover storage for bins and bicycles, outside light.

Council Tax
Band D £2,261.18 (26/27)

Post Code
CF64 2LA



Security Deposit
£1,150

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.

