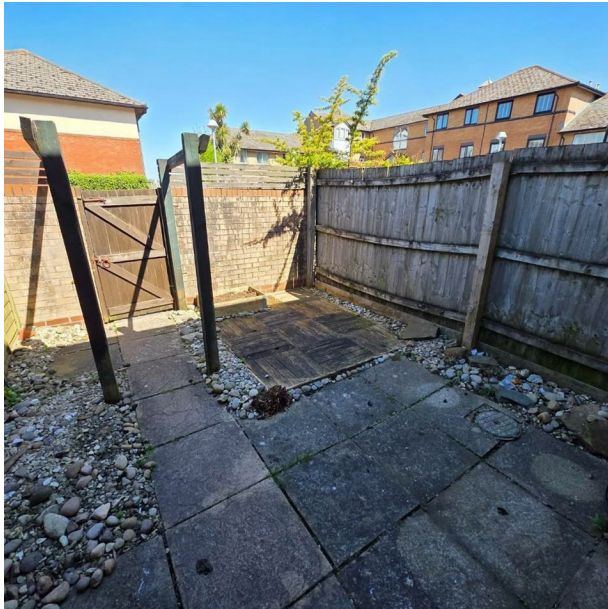


33 Plas St Andresse



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



33 Plas St Andresse  
CF64 1BW

£1,150 Per Month

A very appealing compact two bedroom mid terraced house situated in an enviable position looking across the 1st Marina Basin, the property also has good views at the rear looking across Cardiff Bay and city centre. Comprises lounge/dining, fitted kitchen, two bedrooms and bathroom. Gas central heating, contemporary bright interior, double glazing. Decorated throughout, new carpets, Front and rear garden, parking. Unfurnished. Available Immediately.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC



Timber bow fronted stable door to lounge/dining.

#### Lounge/Dining Room

1601'1" x 1099'1" (488 x 335)

4.88m x 3.51m (16' x 11' 6") Full height double glazed window to front overlooking garden and Marina and boats. Contemporary laminate flooring, radiator, neutral decoration, open staircase with carpet to first floor. part glazed panelled door leading to kitchen.

#### Kitchen

1099'1" x 600'5" (335 x 183)

3.45m x 1.83m (11' 4" x 6' ) uPVC double glazed window to rear garden, half glazed door to rear. White shaker style units with contrasting wood effect work tops, sink and drainer with lever mixer tap. Plumbing for washing machine, space for fridge/freezer, white and cream tiling to splash back, vinyl flooring, built -in stainless steel gas hob, electric oven and extractor.

#### First Floor Landing

New carpet.

#### Bedroom 1

1099'1" x 1099'1" (335 x 335)

3.51m max x 3.45m (11' 6" max x 11' 4") Full height double glazed window to front overlooking the Marina Basin. New carpet, radiator, built-in storage cupboard, neutral decoration.

#### Bedroom 2

1099'1" x 498'8" (335 x 152)

3.35m x 1.68m (11' x 5' 6") Double glazed window to rear with views of Cardiff Bay and city centre. Single bedroom, laminate flooring, radiator.

#### Bathroom

Contemporary white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and wc. Fully tiled walls, carpet, radiator. Double glazed window to rear.

#### Front Garden

Small front garden with seating area.

#### Rear Garden

Private rear garden with area of decking, paving. Gate to parking space and visitors parking.

#### Council Tax

Band D £2,261.83 (26/27)

#### Post Code

CF64 1BW



#### 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.

#### Security Deposit

£1,150

