

5 King Street

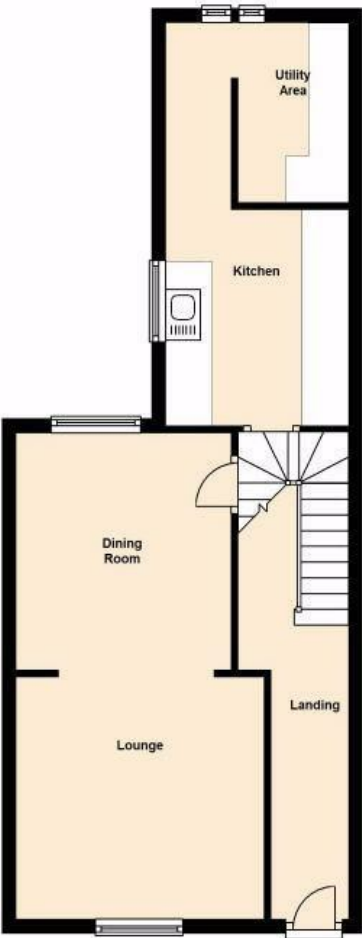


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

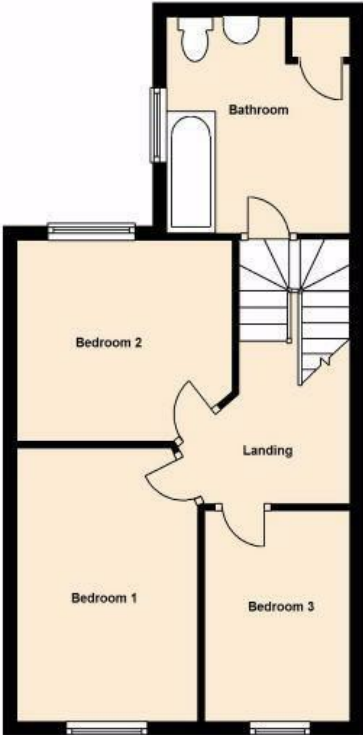
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



First Floor



SHEPHERD SHARPE



5 King Street

Penarth CF64 1HQ

£1,300

A three bedroom mid terrace house situated in a convenient town centre location close to all local amenities and in catchment for Albert Road and Stanwell schools. Comprises hallway, through lounge/dining room, kitchen, utility, three bedrooms and large bathroom. Pretty rear garden. uPVC double glazing, gas central heating. Available early early November.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



New panelled front door to hallway.

Hallway

Laminate flooring, neutral decoration, radiator, useful under stairs storage, access to boxed in electric meter.

Lounge/Dining

2099'9" x 1200'9" (640 x 366)
6.63m x 3.73m (21' 9" x 12' 3") Formerly two rooms now open plan with wide archway dividing the two rooms. uPVC double glazed windows to front and rear. Stylishly presented throughout in neutral colours with accent wall to chimney breasts, laminate flooring, two radiators, cupboard housing gas meter, Sky connection.



Kitchen

898'11" x 800'6" (274 x 244)
2.95m x 2.59m (9' 8" x 8' 6") Modern pale wooden effect shaker style kitchen with contrasting work tops, sink with half bowl and drainer, lever mixer tap. Ceramic tiled floor, cream tiled splashback, recess for gas cooker and fridge/freezer, coved ceiling, radiator, wall mounted Ideal W2000 boiler. Archway through to rear lobby/utility.

Lobby

uPVC double glazed door leading out to rear garden. Archway through to utility area.

Utility Room

600'5" x 498'8" (183 x 152)
1.88m x 1.68m (6' 2" x 5' 6") Useful area with space and plumbing for washing machine, tumble dryer and fridge/freezer, tall larder unit, two eye level units and two floor standing units, tiled floor, radiator, neutral decoration. uPVC double glazed window to rear.

First Floor Landing

Carpet, loft access, traditional style balustrade, attractive stripped panelled doors to all rooms.

Bedroom 1

1200'9" x 898'11" (366 x 274)
2.79m x 3.71m (9' 2" x 12' 2") uPVC double glazed window to front. Carpet, neutral decoration, radiator.

Bedroom 2

898'11" x 1000'8" (274 x 305)
3.05m x 2.79m (10' x 9' 2") uPVC double glazed window to rear. Carpet, radiator, neutral decoration.

Bedroom 3

600'5" x 1000'8" (183 x 305)
3.05m x 1.91m (10' x 6' 3") uPVC double glazed window to front. Carpet, radiator.



Bathroom

1000'8" x 800'6" (305 x 244)
3.05m x 2.67m (10' x 8' 9") Modern white suite comprising tiled panelled bath with shower screen and Mira electric shower, wash basin, low level wc with concealed plumbing, white ceramic tiling, airing cupboard with hot water cylinder, radiator. uPVC double glazed window.

Rear Garden

Pretty rear garden with gravelled terrace, lawn and flower beds, paved pathways, water supply and outside light.

Council Tax

Band D £2,261.18 (26/27)

Post Code

CF64 1HQ

Security Deposit

£1,300

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.

