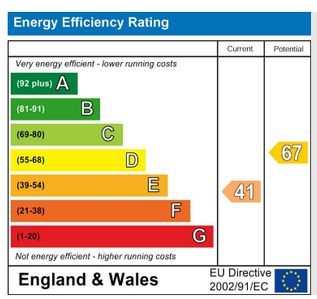


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Penarth CF64 2AA

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Lettings enquiries: lettings@shepherdsharpe.com

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



SHEPHERD SHARPE



124 Redlands Road

Penarth CF64 2WN

£1,700

A three bedroom semi detached house with ground floor extension providing versatile living space in a popular area of Penarth, close to all local amenities. Comprises hallway, wc, open plan living room, dining room and kitchen, utility room to ground floor, three bedrooms and bathroom to first floor. Outside the property has off road parking and large landscaped garden to rear. Recently decorated, gas central heating, uPVC double glazing. Available early December. Unfurnished.



Front door into hallway.

Hallway
Stairs to first floor, door to all ground floor accommodation. Wide plank solid oak flooring, radiator, cloak rail.

W.C.
Opaque window to side. Wash hand basin and wc, wood effect tiled flooring, wall mounted boiler.

Living Room
1440'3" x 1125'4" (439 x 343)
14' 5" into bay x 11' 3" (4.39m into bay x 3.43m) Bay window to front. Wide plank oak flooring, wide opening into dining room, door to hallway, fireplace.



Dining Room
1312'4" x 984'3" (400 x 300)
13' 1" x 9' 10" (4.00m x 3.00m) French doors with matching glazed panels to either side opening onto decking and rear garden. Continuation of oak flooring, opening into kitchen.

Kitchen
1269'8" x 1046'7" (387 x 319)
12' 8" x 10' 6" (3.87m x 3.19m) Fitted kitchen with a range of base and matching wall units in a light beech colour with contrasting work tops, stainless steel sink and drainer, mixer tap. Breakfast bar, double oven with grill, five ring gas hob with extractor hood over, tiled splash back, tiled floor, radiator, inset spot lights, space for fridge/freezer, space and plumbing for dishwasher.

Utility Area
Fully glazed door to garden, window to rear. Space and plumbing for washing machine and tumble dryer, work top over, continuity of tiled flooring, inset spot lights.

Landing
Carpet, loft with drop down ladder. Opaque window to side.



Bedroom 1
1437'0" x 1131'11" (438 x 345)
14' 4" into bay x 11' 4" (4.38m into bay x 3.45m) Bay window to front with blinds. Carpet, radiator, fireplace.

Bedroom 2
1328'9" x 997'5" (405 x 304)
13' 3" x 10' (4.05m x 3.04m) Window to rear with blind. Carpet, radiator.

Bedroom 3
869'5" x 721'9" (265 x 220)
8' 8" x 7' 3" (2.65m x 2.20m) Window to rear with curtains. Carpet, radiator.

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Bathroom
892'5" x 580'9" (272 x 177)
8' 11" x 5' 10" (2.72m x 1.77m) Opaque windows to front and side. Three piece suite in white comprising panelled bath with shower over and folding shower screen, wash basin with mixer tap and mirror over, wc. Fully tiled walls, wooden effect flooring, radiator with towel rail over, inset spot lights.

Front Garden
Good size lawned front garden with brick paviour driveway providing off road parking for several cars, side gate to rear garden.

Rear Garden
Large rear garden with decking across the back of the house with steps down to a further decked area and garden. Landscaped garden which is mainly lawned with deep borders and ornamental trees and planting, further paved patio area at the bottom of the garden, rotary line and store shed.

Council Tax
Band E £2,736.66 (26/27)

Post Code
CF64 2WN

Security Deposit
£1,700

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.



