

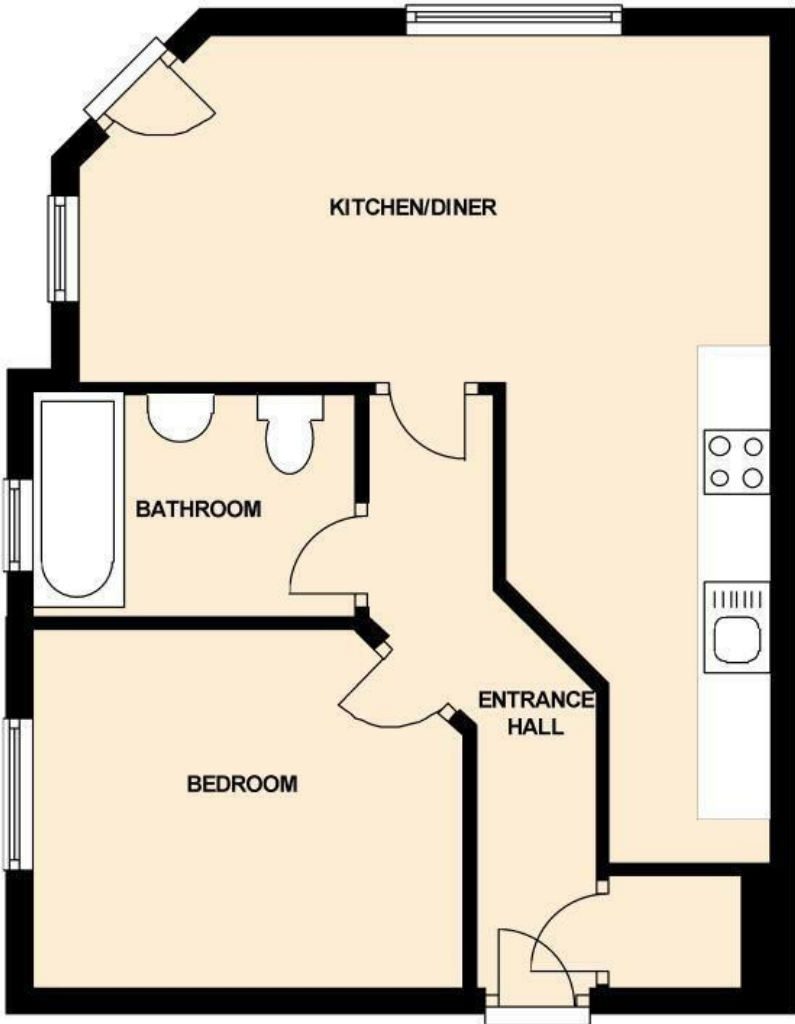
3 Admana John Street

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



3 Admana John Street

Penarth CF64 1DN

£775

A one bedroom second floor apartment in a development of only 4 apartments, just a short walk from the town centre, Penarth Marina and all local services and amenities. Comprises light and spacious living accommodation with open plan kitchen/living room with Juliette balcony, double bedroom and bathroom. Double glazing, laminate flooring, central heating, communal garden area. Unfurnished. Available mid November.

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			
England & Wales		EU Directive 2002/91/EC	



Hallway
Front door to hallway, store cupboard/utility area.

Living Room/Dining Room
1709'4" x 1099'1" (521 x 335)
5.46m x 3.51m (17' 11" x 11' 6") Window to front and side with door to Juliette balcony. Opening to kitchen.

Bathroom
800'6" x 600'5" (244 x 183)
2.49m x 1.98m (8' 2" x 6' 6") Opaque window to front. Three piece suite in white comprising panelled bath with shower over, wash basin and wc.

Bedroom
1200'9" x 800'6" (366 x 244)
3.89m x 2.49m (12' 9" x 8' 2") Window to front.

Kitchen
800'6" x 1099'1" (244 x 335)
2.44m max x 3.61m (8' max x 11' 10") White units with contrasting wood worktops, oven with induction hob and overhead extractor hood. Sink and drainer, wood effect flooring.

Door into communal entrance hall.

Post Code
CF64 1DN

Council Tax
Band C £1,655.96 (23/24)

