

12 Custom House Place



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

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

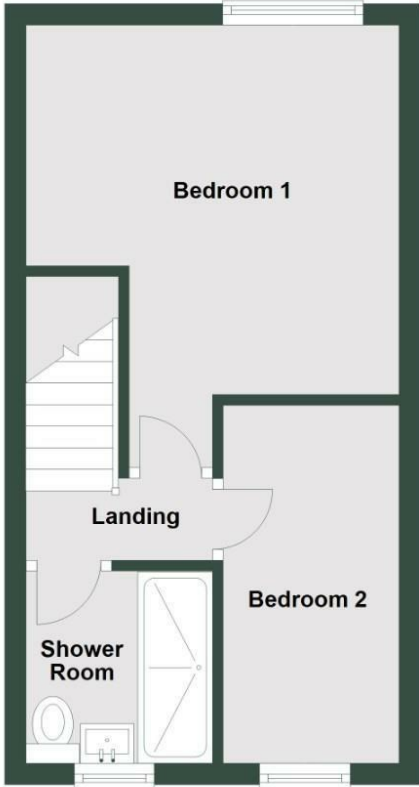
SHEPHERD SHARPE



Ground Floor



First Floor




Total area: approx. 41.2 sq. metres (443.6 sq. feet)
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Penarth CF64 1TP

£1,200

A fully refurbished two bedroom terraced house located in Penarth Marina overlooking The Old Custom House and Cardiff Bay Barrage. Comprises open plan kitchen/living/dining room, two bedrooms and shower room. Unfurnished. One allocated parking space. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Open Plan Kitchen/Living/Dining Room
New fitted kitchen with gloss units and marble effect worktops, stainless steel sink and drainer. Oven, electric hob, extractor hood, oven, integrated slimline dishwasher, space for fridge freezer and washing machine. Breakfast bar with space for stools. Living room with views of Cardiff Bay Barrage. Herringbone flooring. Doors and windows to both front and rear.

Landing
New carpet.

Bedroom 1
Window to front with fitted blind, new carpet, radiator.

Bedroom 2
Window to rear, new carpet, radiator.

Shower Room
Window to rear. Shower enclosure with rainfall shower, sink with vanity unit and wc, all in white. Tiled walls, wood effect flooring.

Rear Garden
Small enclosed rear garden. One allocated car parking space.

Council Tax
Band D £2,003.04 p.a. (24/25)

Post Code
CF64 1TP

Security Deposit
£1,200

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.

