

55 Brockhill Way



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



55 Brockhill Way

Penarth CF64 5QD

£1,400

A three bedroom detached house, located on the popular Brockhill Way development, with all local services, amenities, and leisure activities close by. Comprises central hallway, wc/cloakroom, living room and kitchen to the ground floor, three bedrooms and bathroom to first floor. Outside off road parking for two cars and garage with power, rear garden. uPVC double glazing, gas central heating. Available immediately.

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



Entrance Hall

Vinyl wood effect flooring.

W/C

Toilet and wash hand basin.

Living Room

Window to front, vinyl wood effect flooring, radiator.

Kitchen

Fully fitted kitchen. Wooden units with contrasting worktops, stainless steel sink and drainer. Oven with gas hob, extractor hood, under counter fridge and freezer, space for washing machine. Window to rear, patio doors to garden, tiled floor.

Stairs to Landing

New carpet, radiator.

Bedroom 1

Built in wardrobe, storage cupboard, new carpet, radiator, window to rear.

Bathroom

New fitted bathroom. White three piece suite. Electric shower, towel heater. Vinyl flooring, tiled walls, window to rear.

Bedroom 2

Fitted wardrobes, window to front, radiator, new carpet.

Bedroom 3

Window to front, new carpet, radiator.

Rear Garden

Good size garden with patio and lawn.

Garage

Single garage with power.

Council Tax

Band E £2,763.76 (26/27)

Postcode

C64 5QD

Security Deposit

£1,400

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.

