

4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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

SHEPHERD SHARPE



## 29 St Josephs Mews

Penarth CF64 1NP

£1,050 Per Month

A light and spacious 2 bedroom 'coach house' style apartment with garage on the Penarth Heights development, just a short distance from the town centre. Comprises ground floor entrance hall with stairs to first floor accommodation, first floor open plan kitchen/living room, two double bedrooms and bathroom. Single garage with electrically operated door. Double glazing, gas central heating. Unfurnished. Available end of March.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	



Open porch, outside light. Front door into ground floor hallway.

**Hallway**

Door to garage, stairs to first floor accommodation. Carpet, radiator.

**Landing**

Doors to living accommodation, carpet, radiator, large store cupboard with wall mounted boiler.

**Living Room/Kitchen**

1499'4" x 1801'2" (457 x 549)

4.65m x 5.72m (15' 3" x 18' 9") max. L shaped room with large floor to ceiling picture window to front and further velux window to rear. Carpet to living area, two radiators, TV and telephone point. Fitted kitchen with stainless steel sink with drainer and mixer tap. Electric four ring hob, electric oven, stainless steel back plate, Amtico flooring.

**Bedroom 1**

1000'8" x 800'6" (305 x 244)

3.23m x 2.62m (10' 7" x 8' 7") Window to front. Carpet.

**Bedroom 2**

1200'9" x 1200'9" (366 x 366)

3.66m x 3.66m (12' x 12' ) max Window to front. Carpet.

**Bathroom**

600'5" x 600'5" (183 x 183)

1.96m x 1.98m (6' 5" x 6' 6") max Three piece suite in white comprising bath with shower over and shower screen, wc and pedestal wash basin. Velux style window.

**Garage**

Electrically operated up and over door, light, power and water tap.

**Council Tax**

Band E £2,448.16 (24/25)

**Post Code**

CF64 1NP

**Security Deposit**

£1,050

**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.

