



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpes.com
Lettings enquiries: lettings@shepherdsharpes.com

Monday – Friday
9am – 6pm
Saturday
9am – 5pm

SHEPHERD SHARPE



First Floor Flat 36

Penarth CF64 2EY

£1,200

A stunning, very spacious three double bedroom first and second floor maisonette, just a short walk from Penarth town centre, railway station and all local services and amenities. Comprises, private entrance, hallway, landing, living room, open plan kitchen/dining, three double bedrooms, shower room and bathroom. Gas central heating, new fitted carpets, timber floors. Off road parking. Unfurnished. Available Immediately. No Pets.

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	



Steps leading up to glazed front door to hallway.

Hallway

Access to electric meter, radiator, carpet (to be fitted).

Bedroom 3

1194'3" x 787'5" (364 x 240)

11' 11" x 7' 10" (3.64m x 2.40m) uPVC double glazed window to rear. Carpet, radiator.

Inner Hallway/Landing

Stairs to second floor, new carpet.

Living Room

1896'4" x 1525'7" (578 x 465)

19' x 15' 3" into bay (5.78m x 4.65m into bay) Bay window to front. Carpet, two radiators, cornice, gas fire with hearth.

Rear Landing

Store cupboard, radiator.

Kitchen/Dining

1673'3" x 1108'11" (510 x 338)

16' 9" x 11' 1" (5.10m x 3.38m) Large open plan kitchen/dining. uPVC double glazed windows to side and rear. White fitted kitchen with contrast work tops, sink and drainer with lever mixer tap. Induction hob, extractor, glass splash back, split level electric oven, washing machine (tenants responsibility), dishwasher. Large radiator, oak effect laminate flooring, space for table and chairs.

Bathroom

810'4" x 544'7" (247 x 166)

Completely renewed. Comprising panelled bath, corner shower enclosure, wash hand basin and wc in white with contemporary fittings. Mirror with light, down lighters.

Landing

Carpet, velux style roof light.

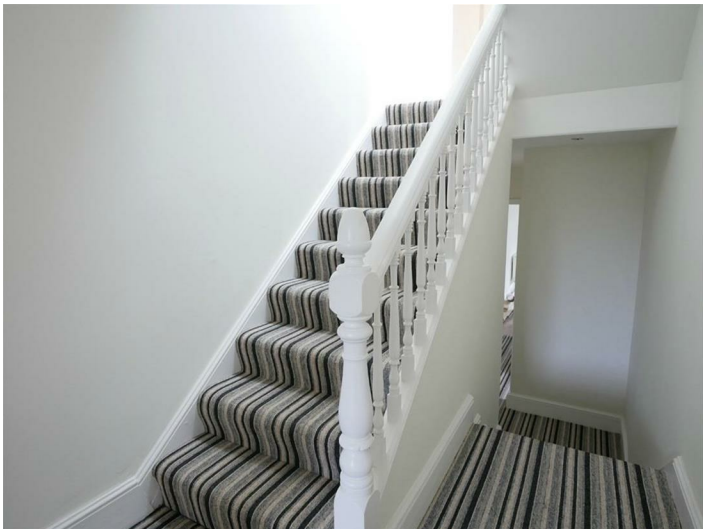
Shower Room

Completely renewed. Comprising corner shower enclosure, wash basin and wc all in white with contemporary chrome fittings. Ladder chrome radiator, velux window.

Bedroom 2

1574'10" x 1141'9" (480 x 348)

15' 9" x 11' 5" (4.80m x 3.48m) uPVC double glazed window to side. Velux window with blind, stripped wooden flooring, radiator, completely redecorated. Useful loft area with light.



Bedroom 1

1886'6" x 1856'11" (575 x 566)

18' 10" x 18' 7" (5.75m x 5.66m) Three velux windows with blinds. Modern down lighters, stripped wooden flooring, two radiators, access to remaining loft areas.

Front

Steps to first floor to apartment.

Council Tax

Band F £2,492.68 (21/22)

Post Code

CF64 2EY

