

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**



**GFF 36 Stanwell Road**

Penarth CF64 2EY

**£1,200**

A light and spacious ground floor two bedroom garden flat, just a short walk from the town centre, railway station and all local services and amenities. The property comprises, spacious hallway, open plan kitchen/living/dining, small study/store room, bathroom, two large double bedrooms. Rear garden. uPVC double glazing, gas central heating. Unfurnished. Available mid May.\*Not recent pictures\*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Original panelled door to porch.

#### Enclosed Porch

Original tiled floor, gas meter, glazed inner door to hallway.

#### Hallway

Spacious hallway, original tiled flooring, coving, two radiators. Door to open plan living/kitchen.

#### Bedroom 1

1400'11" x 1499'4" (427 x 457)

4.65m x 4.32m (15' 3" x 14' 2") Original sash bay window to front. Wooden flooring, radiator, picture rail, cornice.

#### Bedroom 2

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

3.71m x 3.76m (12' 2" x 12' 4") uPVC double glazed French doors to rear garden. Wooden flooring, radiator, cornice.

#### Open Plan Kitchen/Living/Dining

2201'5" x 1099'1" (671 x 335)

6.81m x 3.43m (22' 4" x 11' 3") Open plan space. uPVC double glazed French doors leading out to garden and window to side. Good size living space with oak effect laminate flooring, radiator, down lighters. Kitchen in cream with contrasting work tops, electric hob, oven and extractor, dishwasher, two wall cupboards, down lighters, laminate flooring, radiator. Archway through to utility. Access to study.

#### Utility Area

698'10" x 298'7" (213 x 91)

2.13m x 1.17m (7' x 3' 10") Two windows and door leading out to garden. Laminate flooring, radiator, plumbing for washing machine. Access to bathroom.

#### Study/Store Room

600'5" x 400'3" (183 x 122)

1.83m x 1.45m (6' x 4' 9") uPVC double glazed window to side. Down lighters, radiator.

#### Bathroom

uPVC double glazed window to rear. Contemporary suite comprising panelled bath, pedestal wash basin, wc and shower all with chrome fittings. White tiling, cushion flooring, radiator, recessed down lighters.

#### Rear Garden

Private south westerly facing rear garden with two patio areas, lawn. Side access gate.

#### Council Tax

Band E £2763.66 (26/27)

#### Post Code

CF64 2EY



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.

