

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

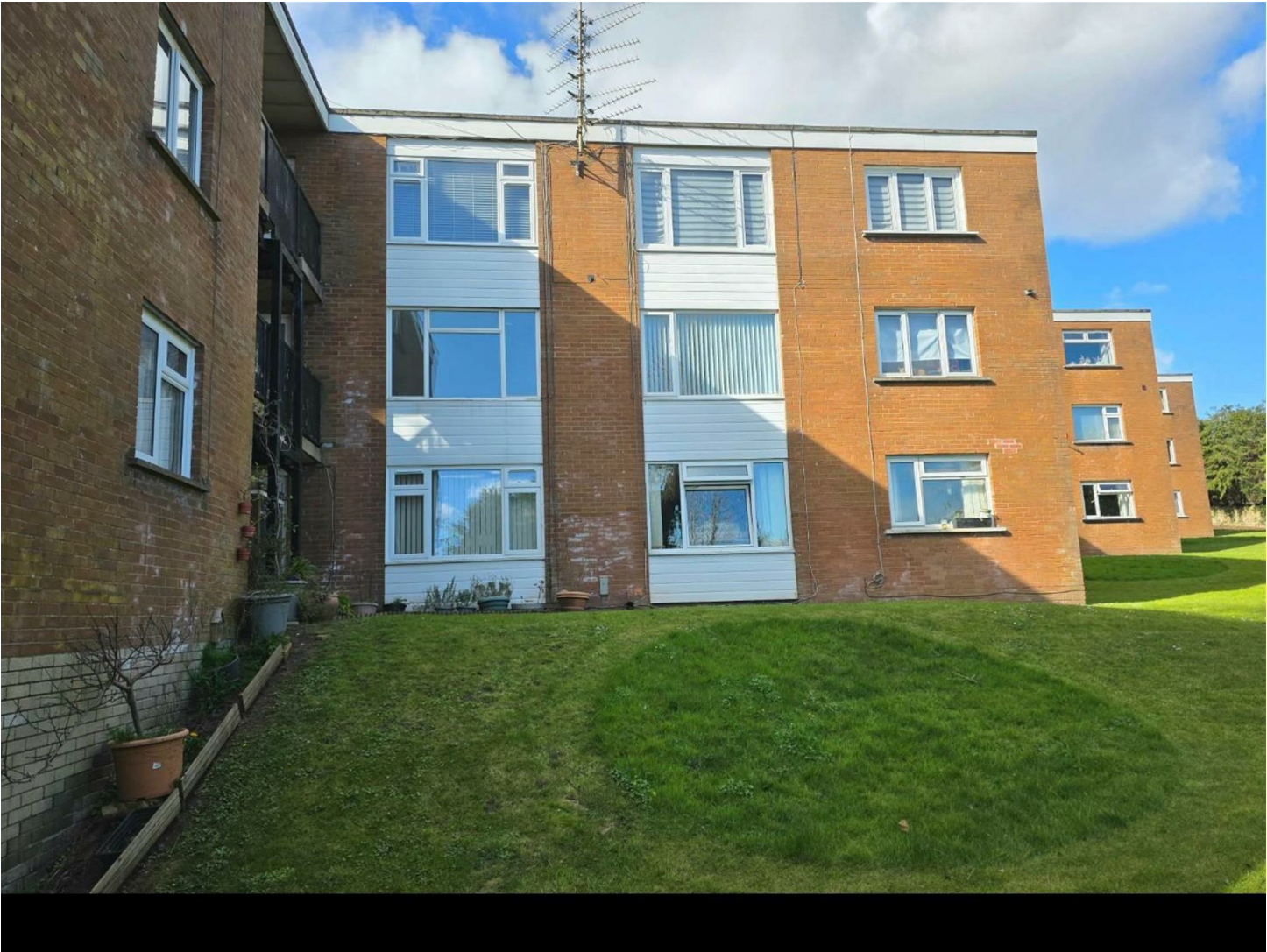
Ground Floor



Total area: approx. 58.9 sq. metres (633.5 sq. feet)
10 The Gables

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		
	71	80
England & Wales		
EU Directive 2002/91/EC		

SHEPHERD SHARPE



10 The Gables The
Dinas Powys CF64 4DN

£950

A two bedroom first floor apartment situated just off the Dinas Powys common, close to the village centre and local train station. The property has been refurbished throughout to a high standard. Comprises hallway with cloakroom and store cupboard, lounge/dining room with lovely views, modern kitchen, two double bedrooms with fitted wardrobes and bathroom. Lovely countryside outlook. Electric heating. Private parking. Unfurnished.,



Door to hallway.

Hallway
Store cupboard, cloakroom, wood effect vinyl floor.

Lounge/Dining Room
15'1" x 12'4" (4.60m x 3.76m)
Double glazed window with good views of the development, grounds and the edge of Dinas Powys village looking towards countryside. Wood effect vinyl flooring.



Kitchen
9'4" x 6'11" (2.86m x 2.12m)
Double glazed window looking into the development and parking area. Modern kitchen, marble effect worktops with contrasting units, sink and drainer, oven, with overhead extractor hood and electric hob. Tiled splash back Vinyl floor.

Bedroom 1
13'5" x 9'3" (4.09m x 2.83m)
A large double bedroom. Double glazed window with views of gardens and countryside. New carpet, large wardrobe, separate airing cupboard with insulated tank.

Bedroom 2
9'3" x 8'10" (2.84m x 2.71m)
Double glazed window to side with views of countryside and farmland. New carpet, built in wardrobe.

Bathroom
Fully tiled bathroom, bath with overhead rainfall shower, w/c, vanity unity with sink and overhead mirror. Frosted window to side.

Outside
The property is set in quiet grounds, parking area, lawned areas, drying areas, bin store.

Council Tax
Band C £1,962.95 (26/27)

Post Code
CF64 4DN

Security Deposit
£950

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.

