

111 Andrew Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
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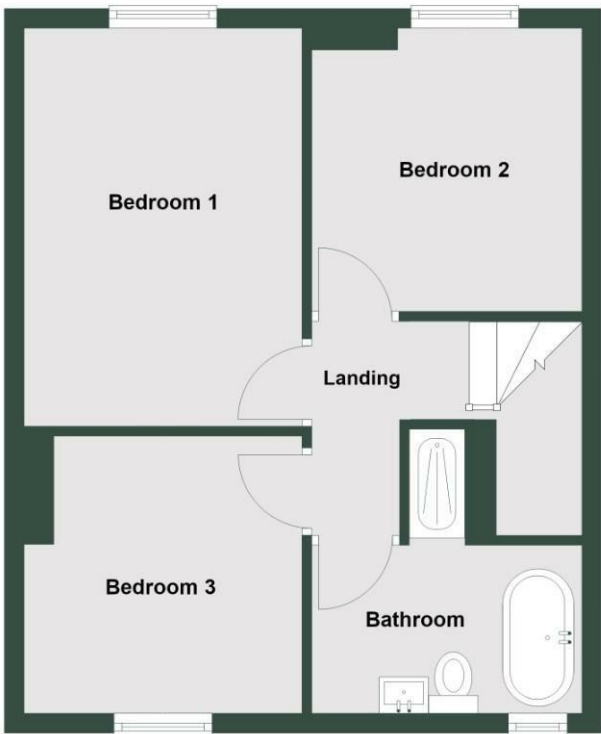
**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 79.4 sq. metres (854.7 sq. feet)  
**111 Andrew Road**



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Cogan CF64 2NU

An extensively renovated and reconfigured, three double bedroom end terrace house. Comprising large front sitting room, new fitted kitchen/dining with access to the rear garden, three bedrooms and stylish new bathroom. Gravelled forecourt garden to the front, landscaped tiered garden to rear with lawn and lower gravel seating area. Unfurnished. Available immediately.

£1,400 Per Month

| 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 |         |           |
|                                             | 69      | 75        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



Part glazed new front door to hallway.  
**Hallway**  
Timber style flooring, spotlights, high level fuse board.  
Stairs to first floor.

**Living Room**  
13'9" x 12'7" (4.21m x 3.84m)  
Large window to front. Timber style flooring, central pendant ceiling light, radiator. Opening through to kitchen/dining.

**Kitchen/Dining**  
18'5" x 9'11" (5.63m x 3.04m)  
L shaped fitted kitchen with eye level and base units with stone effect worktops, sink and drainer with mixer tap. New appliances to include oven, grill with induction hob, extractor over, integrated fridge/freezer. Useful understair storage cupboard, timber flooring, spotlights, vertical radiator. Door to rear garden.

**First Floor Landing**  
Carpet, pendant ceiling light, radiator.

**Bedroom 1**  
9'2" x 12'9" (2.80m x 3.90m)  
Window to rear. Carpet, pendant ceiling light, radiator.

**Bedroom 2**  
9'4" x 9'3" (2.85m x 2.82m)  
Window to rear. Carpet, pendant ceiling light, radiator.

**Bedroom 3**  
9'3" x 9'2" (2.84m x 2.80m)  
A small double bedroom. Window to front. Carpet, pendant ceiling light, radiator.

**Bathroom**  
4'5" x 4'4" (1.37m x 1.33m)  
A modern family bathroom. Comprises freestanding bath with wall mounted rainfall tap, vanity unit with wash hand basin and storage beneath, wc, fully tiled walk-in shower enclosure with rainfall attachment. Spotlights to ceiling, extractor fan, heated towel radiator. Window to front.

**Front Garden**  
Walled and gravelled forecourt with steps to the front door.

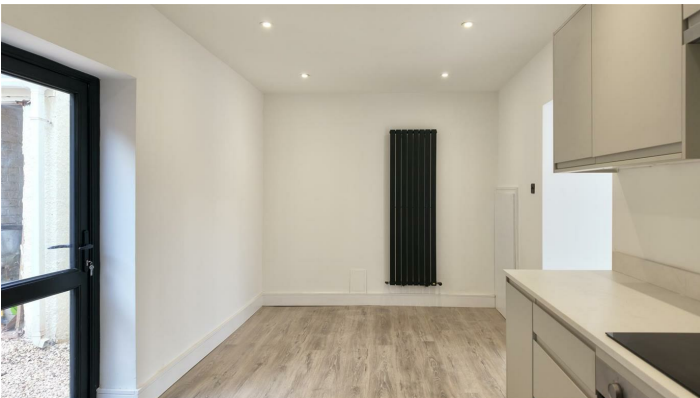
**Rear Garden**  
Landscaped tiered garden with lower gravelled seating area, steps to lawn, two brick built stores (ideal for refuse or garden furniture).

**Council Tax**  
Band D £2,261.18 p.a. (26/27)

**Post Code**  
CF64 2NU

**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.

