

77 Queens Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

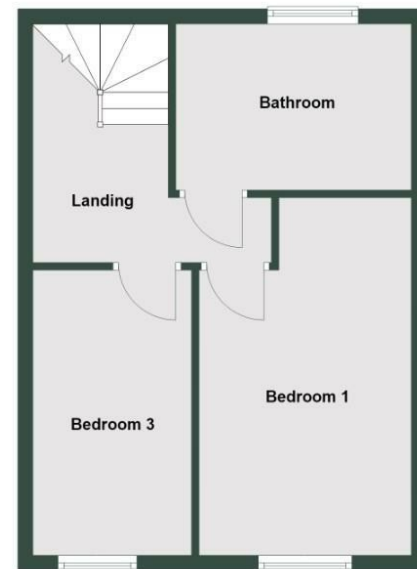
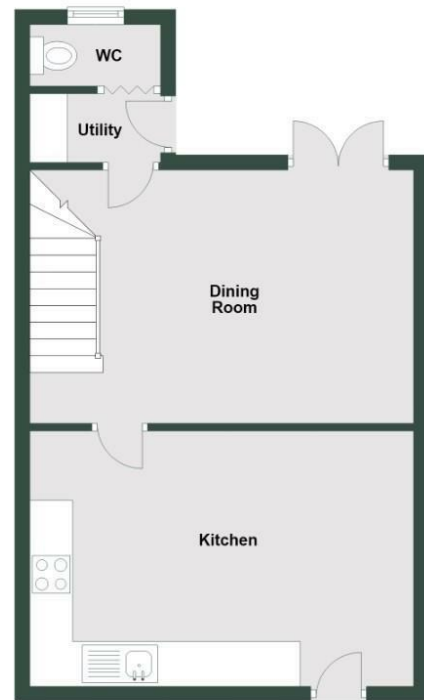
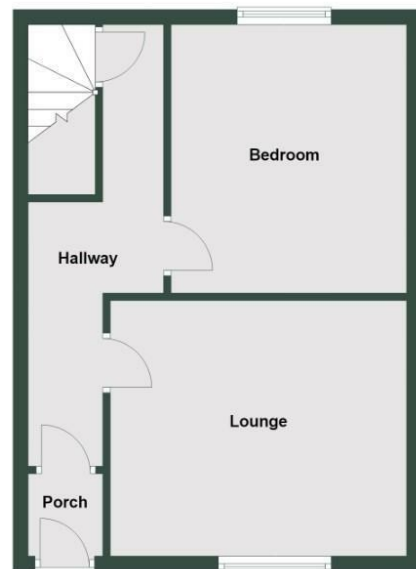
SHEPHERD SHARPE



Lower Ground Floor

Ground Floor

First Floor



Total area: approx. 109.2 sq. metres (1175.3 sq. feet)  
77 Queens Road

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Penarth CF64 1DJ

£1,500 Per Month

A fully refurbished attractive mid terrace Victorian three storey house close to the town centre. Comprises porch, hallway, lounge and bedroom on the ground floor, dining room, kitchen, utility room and wc on the lower ground floor, two bedrooms and bathroom on the first floor. Small forecourt front garden, rear courtyard. Gas central heating, new carpets, decorated throughout, uPVC double glazing. Unfurnished. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Porch**  
Part glazed uPVC front door to porch. Electric meter, coat hooks and glazed door to hallway.

**Hall**  
Lower ground floor access via staircase.

**Lounge**  
1200'9" x 1000'8" (366 x 305)  
3.81m x 3.30m (12' 6" x 10' 10") uPVC double glazed window to the front. New carpet, radiator, period fireplace.

**Bathroom**  
1099'1" x 898'11" (335 x 274)  
2.74m x 3.56m (9' x 11' 8") New fitted bathroom with large shower enclosure, vanity unit with wc and basin, bath, part tiled walls, tiled flooring. uPVC double glazed window.

**Kitchen**  
1400'11" x 1000'8" (427 x 305)  
4.47m x 3.23m (14' 8" x 10' 7") New fitted kitchen, green units with contrasting wooden worktops, electric oven, induction hob with overhead cooker hood, stainless steel sink and drainer, space for fridge freezer. Space for table and chairs, tiled floor. Steps up to Queens Road.

**Dining Room**  
1400'11" x 1099'1" (427 x 335)  
4.42m x 3.45m (14' 6" x 11' 4") Large room off kitchen. uPVC double glazed French doors leading out to courtyard. Access to small utility room and W.C. Under stairs storage, quarry tiled floor,

**Utility Room**  
Part glazed double glazed door leading out to garden. Space for washing machine, cupboards and worktop, bi-folding door to W.C.

**W.C**  
Low level W.C with sink above. uPVC double glazed window.

**Landing**  
New carpet. Doors to first and second floor rooms.

**Bedroom 1**  
898'11" x 1200'9" (274 x 366)  
3.78m x 2.82m (12' 5" x 9' 3") Large double bedroom with space for wardrobe, uPVC double glazed window to the front. New carpet and radiator.

**Bedroom 2**  
1000'8" x 1000'8" (305 x 305)  
3.12m x 3.288m narrowing 2.34m (10' 3" x 10' 9" narrowing to 7'8") Large double bedroom with fitted wardrobe. uPVC double glazed window to the rear. New carpet and radiator.



**Bedroom 3**  
600'5" x 1200'9" (183 x 366)  
3.66m x 1.98m (12' x 6' 6") Single bedroom, uPVC window to the front. Carpet and radiator.

**Front garden**  
Small fore courted to front.

**Rear Garden**  
Paved courtyard.

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

**Postcode**  
CF64 1DJ

**Security Deposit**  
£1,500

**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.

