

25 Lewis Road



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

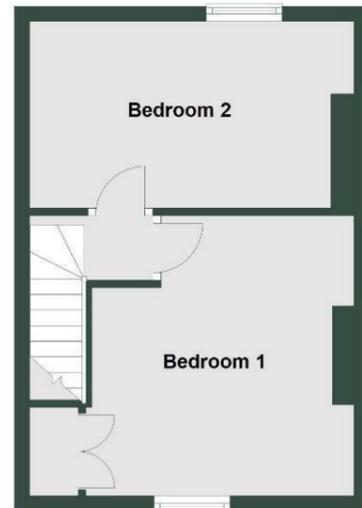
SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 68.7 sq. metres (739.4 sq. feet)
25 Lewis Road

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Llandough CF64 2LW

£1,100 Per Month

A well presented two bedroom mid terrace house situated in Llandough, close to all local amenities and easy access to Cardiff city centre. Comprises living room, dining room, kitchen, bathroom to ground floor, two double bedrooms to first floor. Paved gardens to front and rear. Gas central heating, uPVC double glazing. Unfurnished. Available early May.

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	
59	84
EU Directive 2002/91/EC	
England & Wales	



Front door to living room.

Living Room
 14'0" x 11'8" (4.27m x 3.56m)
 Window to front, wood effect flooring, radiator, understairs storage cupboard, tv bracket and shelving either side of chimney breast to remain. Stairs to first floor. Door to dining room.

Dining Room
 14'0" x 8'5" (4.27m x 2.59m)
 Wood effect flooring, radiator. Doors to kitchen and bathroom.

Kitchen
 8'0" x 10'9" (2.46m x 3.30m)
 Modern fitted kitchen with a range of base and matching wall units, contrasting worktop, tiled splashback, stainless steel sink and drainer with mixer tap. Hob with oven below and extractor over, washing machine, Baxi boiler, space for freestanding fridge/freezer. Tiled floor, spot lights, velux window, radiator. Door to rear garden.

Bathroom
 4'8" x 10'9" (1.44m x 3.30m)
 White suite comprising panelled bath with shower over and shower screen, wash basin with storage beneath and wc. Tiled floor, fully tiled walls, radiator with towel rail over, extractor. Frosted window to rear.

Landing
 3'0" x 2'9" (0.93m x 0.86m)
 Carpet, hanging clothes airer. Doors to bedrooms.

Bedroom 1
 10'11" x 12'0" (3.35m x 3.68m)
 Window to front, carpet, radiator, wardrobe.

Bedroom 2
 14'0" x 8'6" (4.28m x 2.61m)
 Window to rear, carpet, radiator.

Front Garden
 Paved front garden, pedestrian gate.

Rear Garden
 Paved rear garden, storage shed, rear lane pedestrian access.

Council Tax
 Band D £1,981.52 p.a. (24/25)

Post Code
 CF64 2LW

Security Deposit
 £1,100

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.

