

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



29 St Josephs Mews

Penarth CF64 1NP

£995

A light and spacious two bedroom 'coach house' style apartment with garage on the Penarth Heights development, just a short distance from the town centre. Comprises ground floor entrance hall with stairs to first floor accommodation, first floor open plan kitchen/living room, two double bedrooms and bathroom. Single garage with electrically operated door. Double glazing, gas central heating. Unfurnished. Available end of March.

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



Open porch, outside light. Front door into ground floor hallway.

Hallway

Door to garage, stairs to first floor accommodation. Carpet, radiator.

Landing

Doors to living accommodation, carpet, radiator, large store cupboard with wall mounted boiler.

Living Room/Kitchen

1499'4" x 1801'2" (457 x 549)

4.65m x 5.72m (15' 3" x 18' 9") max. L shaped room with large floor to ceiling picture window to front and further velux window to rear. Carpet to living area, two radiators, TV and telephone point. Fitted kitchen with stainless steel sink with drainer and mixer tap. Electric four ring hob, electric oven, stainless steel back plate, Amtico flooring.

Bedroom 1

1000'8" x 800'6" (305 x 244)

3.23m x 2.62m (10' 7" x 8' 7") Window to front. Carpet.

Bedroom 2

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

3.66m x 3.66m (12' x 12') max Window to front. Carpet.

Bathroom

600'5" x 600'5" (183 x 183)

1.96m x 1.98m (6' 5" x 6' 6") max Three piece suite in white comprising bath with shower over and shower screen, wc and pedestal wash basin. Velux style window.

Garage

Electrically operated up and over door, light, power and water tap.

Council Tax

Band E £2,448.16 (24/25)

Post Code

CF64 1NP

Security Deposit

£995

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.

