

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

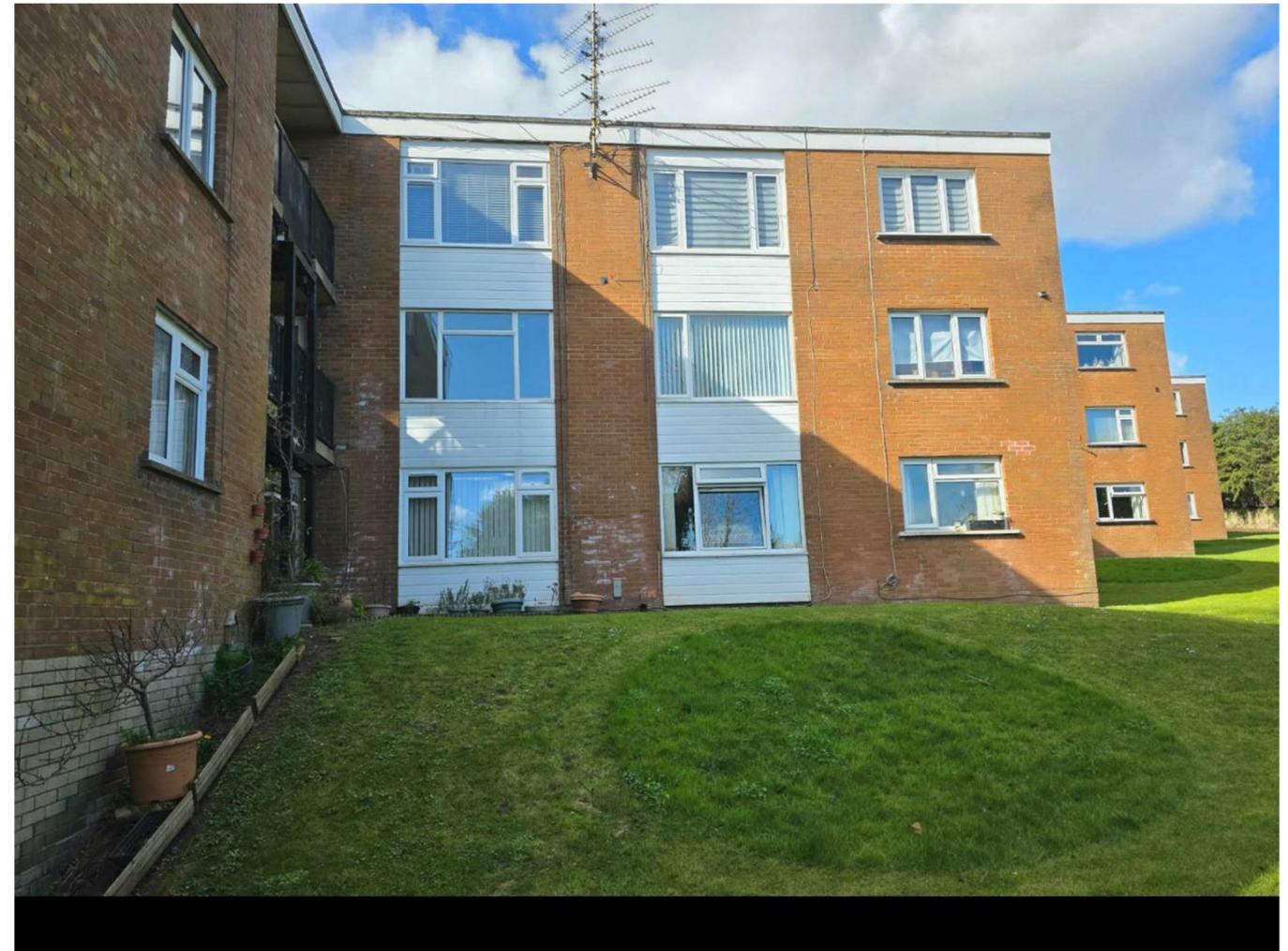
SHEPHERD SHARPE

Ground Floor



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

10 The Gables



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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.,

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



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 unit 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.

