

39 Raglan Close



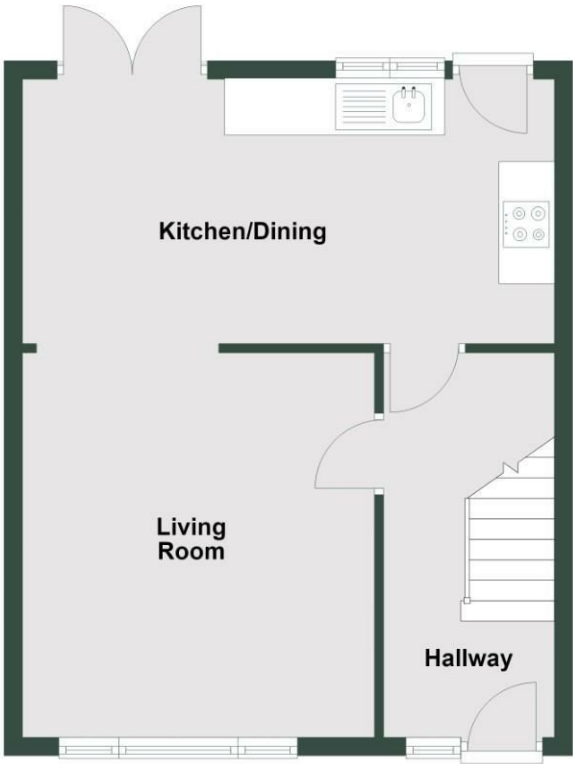
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

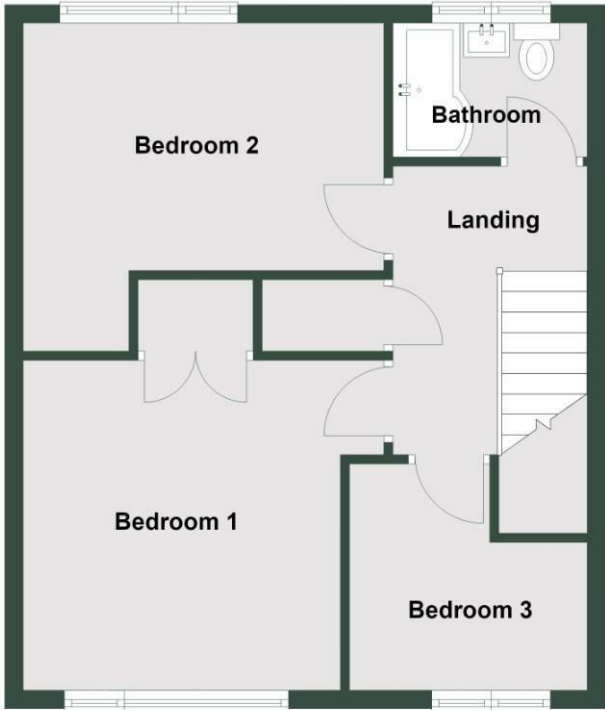
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



Total area: approx. 86.2 sq. metres (928.2 sq. feet)
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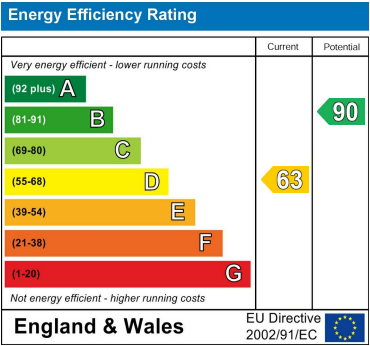


39 Raglan Close

Dinas Powys CF64 4NX

£1,300 Per Month

A stylishly presented, three bedroom mid link property. Comprises entrance hall and spacious, open plan living/dining/kitchen to the ground floor, three bedrooms and bathroom to the first floor. Front garden with pathway directly adjoining open countryside, private rear garden with access to single driveway and garage. uPVC double glazing, gas central heating. Unfurnished. Available immediately.





Part glazed uPVC front door with full length window to the side opens to hallway.

Entrance Hall

14'4" x 6'0" (4.37m x 1.83m)

Timber effect laminate floor, pendant ceiling light, radiator, useful understairs storage cupboard. Stairs to first floor accommodation.

Living Room

16'0" x 12'7" (4.90m x 3.84m)

Large window to front. Timber effect laminate floor, pendant ceiling light, feature fireplace with slate hearth, pattern tiling and timber mantle and surround, radiator.

Kitchen/Dining

19'0" x 9'5" (5.80m x 2.88m)

Continuation of flooring from living room, pendant ceiling light over dining space, spotlights to kitchen. The kitchen comprises a range of wall and base units with complementing stone effect worktop, tiled splashback, inset sink with mixer tap and drainer, washer dryer, fridge freezer, built-in dishwasher, high-level oven and grill with gas hob to the side. Window overlooking rear garden, part glazed frosted door from kitchen to rear garden, French doors from dining space leading out to rear garden.

First Floor Landing

9'1" x 5'9" (2.77m x 1.76m)

Carpet, pendant light, boiler cupboard.

Bedroom 1

12'10" x 11'1" (3.93m x 3.40m)

Large window to front with views of the garden. Fitted carpet, pendant ceiling light, radiator, built-in wardrobe.

Bedroom 2

12'11" x 11'6" (3.94m x 3.53m)

Large window to rear. Carpet, pendant ceiling light, radiator.

Bedroom 3

8'2" x 8'5" (2.49m x 2.59m)

Window to front with with views of the garden. Carpet, pendant ceiling light, radiator.

Bathroom

6'10" x 5'4" (2.10m x 1.65m)

Well appointed bathroom comprising 'P' shaped bath with rainfall shower over, wall mounted vanity unit with sink and rainfall mixer tap, modern wc. Travertine effect panel walls, ceiling light, chrome heated towel rail. Large frosted window to rear.

Front Garden

To the front of the property, predominantly grass lawn with pathway leading to the front door.



Rear Garden

A fully enclosed easy to maintain rear garden. Paved seating area, shallow steps down to a gravel area with pedestrian gate leading to rear driveway with parking for 1 car and single garage.

Council Tax

Band D £2,207.54 p.a. (26/27)

Post Code

CF64 4NX

Security Deposit

£1,300

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.

