

8 Ty Uchaf

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



8 Ty Uchaf

Penarth CF64 3HU

£1,350

A spacious three bedroom townhouse offering versatile living space arranged over 3 floors. Comprises hallway, cloakroom/wc, large L shaped kitchen/dining/living room to ground floor, living room, bedroom to first floor, two further bedrooms, en-suite and bathroom to second floor. Gas central heating, uPVC double glazing. Front and rear gardens, off road parking for two cars. Unfurnished. Available end of April.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	85	95	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Front door to hallway.

Hallway
Window to side, radiator, understairs cupboard.

Cloakroom/WC
White wash basin and wc. Radiator.

Kitchen/Breakfasting/Living
16'11" (max) x 9'11" plus 12'8" x 6'5" (5.16m (max) x 3.04m plus 3.87m x 1.98m)
L shaped room with patio doors to rear garden. Contemporary kitchen with contrasting worktops, sink with drainer and mixer tap, integrated Indesit fridge/freezer, Smeg halogen hob, electric oven, Neff dishwasher, space and plumbing for washing machine, two radiators. Windows to front and rear.



First Floor Landing
Window, radiator.

Living Room
9'5" x 16'10" (2.88m x 5.15m)
Full height windows to rear, radiator.

Bedroom 2
12'10" x 9'0" (3.93m x 2.75m)
Full height window to front, radiator.

Second Floor Landing
Airing cupboard with pressurised hot water tank and condensing boiler.

Bedroom 1
12'9" x 9'7" (3.90m x 2.93m)
Full height window to rear, radiator. Door to en-suite shower room.

En-Suite Shower Room
White suite comprising wide shower enclosure with chrome shower fitting, wash basin and wc. Radiator, extractor, roof light.

Bedroom 3
8'4" x 6'5" (2.55m x 1.98m)
Window, radiator.



Bathroom
White suite comprising bath, wash basin and wc. Roof light, window, radiator.

Front Garden
Front garden with allocated parking spaces for two cars.

Rear Garden
Walled rear garden with patio, flint chippings.

Council Tax
Band E £2,448.16 p.a. (24/25)

Post Code
CF64 3HU



Security Deposit
£1,350

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.

