

1 Grove Place

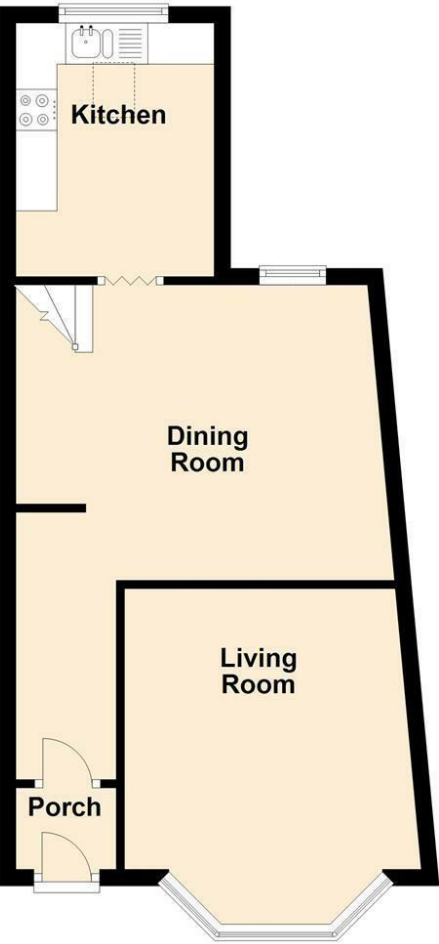
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



1 Grove Place

Penarth CF64 2LB

£1,200

A bay fronted two bedroom end terrace house situated in a popular location, just off the town centre, close to the railway station and all local amenities. Comprises entrance porch, hallway, living room, dining room, separate kitchen with built-in appliances, two double bedrooms and bathroom. Small forecourt and enclosed rear garden. uPVC double glazing, gas central heating, finished to a high standard. Unfurnished. Available early March.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Porch
Inner door to hallway.

Hallway
Wood flooring, door to living room, open to dining room.

Living room
427 x 335
Bay window to front with wooden venetian blinds. Open fireplace with slate hearth and wood surround, picture rail, coving, carpet.

Dining Room
335 x 427
Window to rear with wooden venetian blinds. Door to kitchen. Stairs to first floor, wood flooring from hallway, coving.



Kitchen
274 x 213
Door to garden, windows to side and rear, velux style roof light. Fitted kitchen with work tops, stainless steel sink and drainer with mixer tap. Built-in fridge/freezer, dishwasher, electric hob, oven with extractor hood, washing machine. Tiled floor and splash backs.

First Floor Landing
Small landing with carpet, doors to first floor rooms. Attractive stained glass window.

Bedroom 1
335 x 335
Window to rear with wooden venetian blinds. Cast iron fireplace with wood surround, carpet, folding door to alcove creating wardrobe/storage, picture rail and coving.

Bedroom 2
307 x 335
Window to front with wooden venetian blinds. Cast iron fireplace with painted wood surround, carpet.

Bathroom
213 x 152
Opaque window to front. White three piece suite comprising bath with shower over and screen, wc with concealed cistern and wash basin with mixer tap and storage beneath. Tiled floor, part tiled walls, chrome ladder style heated radiator, inset spot lights, large mirror over wash basin.

Front Garden
Small Forecourt

Rear Garden
Private and sunny rear garden with decking and small store shed. Pedestrian lane access.

Council Tax
Band E £2,2,290.68 (23/24)



Postcode
CF64 2LB

Securit Deposit
£1,200

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.

