

10 Cosmeston Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

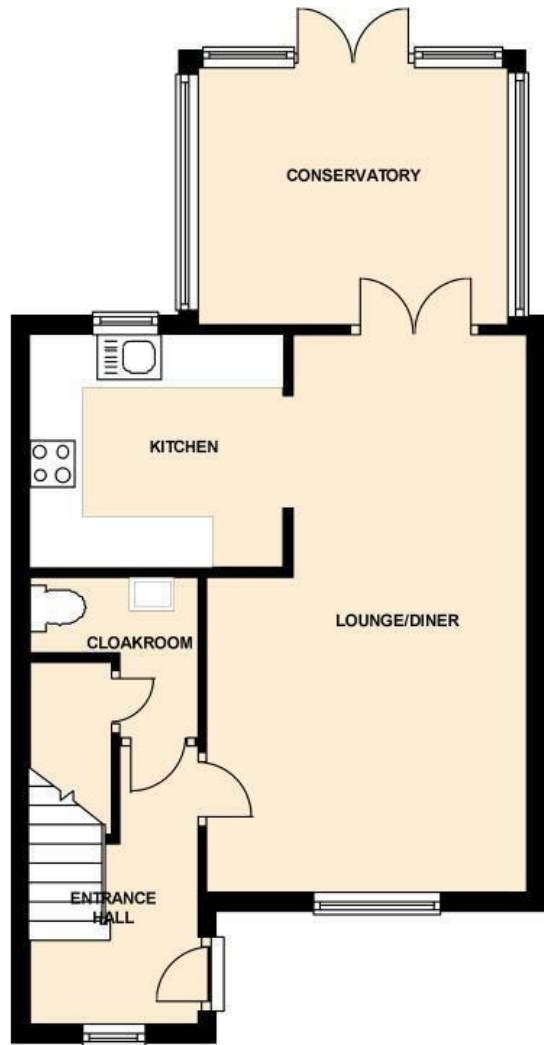
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

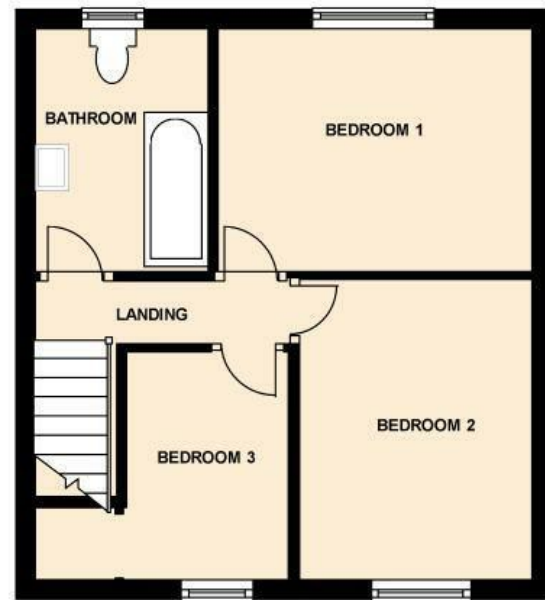
SHEPHERD SHARPE



GROUND FLOOR



FIRST FLOOR



10 Cosmeston Drive

Penarth CF64 5FA

£1,500

A three bedroom corner detached property, with conservatory and garage, on the popular Lavernock Park development, and in catchment for both Evenlode and Stanwell schools. . Comprises hallway, w/c cloakroom, open plan living/dining, kitchen and conservatory to ground floor, and 3 bedrooms and bathroom to the first floor. Outside there are lawned front and rear gardens, driveway and a single garage. uPVC double glazed and gas central heating. Unfurnished. Available Mid June.,

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	
69	85
EU Directive 2002/91/EC	
England & Wales	



Entrance Hall
5'10" x 9'9" (1.80 x 2.98)
wood effect floor, doors to ground floor rooms.

Under stair storage

W/C
w/c, wash hand basin, mirror and towel rail.

Living/Dining Room
11'9" x 19'11" (3.60 x 6.09)
Carpet, radiator. Window to front, doors opening into the conservatory.

Kitchen
9'2" x 8'3" (2.80 x 2.53)
Fitted kitchen with base and matching wall units, plenty of work tops, sink and drainer, oven and gas hob, extractor over. Space for fridge freezer, washing machine and dishwasher. Window, wood effect flooring.

Conservatory
12'6" x 9'8" (3.82 x 2.96)
wood effect floor, radiator, patio doors opening onto rear garden.

Stairs to Landing
Carpet, doors to all first floor rooms.

Bathroom
6'4" x 8'6" (1.94 x 2.60)
Comprising bath with overhead shower, w/c, wash basin. Window to rear, vinyl flooring.

Bedroom 3
8'1" x 6'2" (2.48 x 1.90)
A single bedroom with wood effect floor, radiator, window to front.

Bedroom 1
8'6" x 11'4" (2.60 x 3.46)
A double bedroom with wood effect floor, radiator, window to rear.

Bedroom 2
8'2" x 11'0" (2.51 x 3.37)
A second double bedroom with wood effect floor, radiator, window to front.

Rear Garden
Lawned rear garden.

Garage
Single garage

Council Tax
Band E £2,763.76 (26/27)

Security Deposit
£1,500

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.

