



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE



## Ground Floor Flat 145

Penarth CF64 1JF

£1,100

A light and spacious two bedroom ground floor garden flat with flexible living space, close to the town centre, railway station and all local amenities. Private entrance, hallway, living room, kitchen, two bedrooms and bathroom. Garden. uPVC double glazing, gas central heating. Unfurnished. Garage available for extra £100 charge. Available End of November.

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		
EU Directive 2002/91/EC		
England & Wales		

**Entrance Lobby**

Store cupboard housing boiler, storage area with free standing fridge/freezer, tiled floor. Window to side, door to kitchen and shower room.

**Shower Room**

2.62m x 2.59m (8' 7" x 8' 6") Large walk in shower, wc with concealed cistern and wash basin. Fully tiled walls and floor, white vertical radiator, spot lights.

**Kitchen**

1148'4" x 984'3" (350 x 300)

11' 6" x 9' 10" (3.50m x 3.00m) Fitted kitchen in off white with contrasting black work tops, stainless steel sink and drainer with mixer tap. Five ring range cooker with stainless steel back and extractor hood, tiled splash back, tiled floor, washing machine, plenty of storage, inset spot lights, coving. Window to side, door to living room.

**Living Room**

1345'2" x 1148'4" (410 x 350)

13' 5" into bay x 11' 6" (4.10m into bay x 3.50m) French doors to garden. Coving, spot lights, radiator, carpet. Door to inner hallway.

**Inner Hallway**

Deep under stairs store cupboard.

**Cloakroom/W.C.**

Opaque window. Small wash hand basin and wc, part tiled walls and tiled floor, shelving.

**Bedroom 1**

1640'5" x 1312'4" (500 x 400)

16' 5" into bay x 13' 1" (5.00m into bay x 4.00m) Bay window to front. Carpet, radiator, coving, spot lights.

**Bedroom 2**

1509'2" x 1181'1" (460 x 360)

15' 1" into bay x 11' 10" (4.60m into bay x 3.60m) Bay window to side. Carpet, radiator.

**Garden**

Paved area and decking.

**Council Tax**

Band B £1,457.72 p.a. (23/24)

**Post Code**

CF64 1JF

