



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE

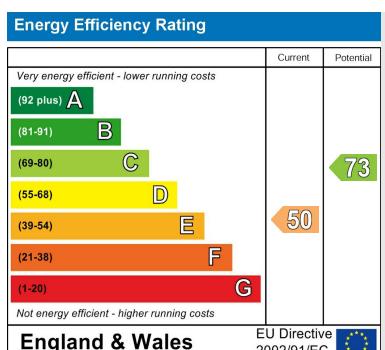


## 36A Stanwell Road

Penarth CF64 2EY

£1,450

A stunning, very spacious three double bedroom first and second floor maisonette, a short walk from Penarth town centre, railway station and all local services and amenities. Comprises, private entrance, hallway, landing, living room, open plan kitchen/dining, three double bedrooms, shower room and bathroom. Gas central heating, new fitted carpets, wood flooring. Off road parking. Unfurnished. Available early March.





Steps leading up to glazed front door to hallway.

#### Hallway

Access to electric meter, carpet (to be fitted), radiator.

#### Bedroom 3

11'11" x 7'10" (3.64m x 2.40m)  
uPVC double glazed window to rear. Carpet, radiator.

#### Inner Hallway/Landing

Stairs to second floor, new carpet.

#### Living Room

18'11" x 15'3" (into bay) (5.78m x 4.65m (into bay))  
Bay window to front. Gas fire with hearth, cornice, carpet, two radiators.

#### Rear Landing

Store cupboard, radiator.

#### Open Plan Kitchen/Dining

16'8" x 11'1" (5.10m x 3.38m)  
Large open plan kitchen/dining. uPVC double glazed windows to side and rear. White fitted kitchen with contrast worktops, sink and drainer with lever mixer tap, induction hob, extractor, glass splashback, split level electric oven, washing machine (tenants responsibility), dishwasher. Space for table and chairs. Oak effect laminate flooring, large radiator.

#### Bathroom

8'1" x 5'5" (2.47m x 1.66m)  
Completely renewed. Comprising panelled bath, corner shower enclosure, wash hand basin and wc, all in white with contemporary fittings. Mirror with light, down lighters.

#### Landing

Velux style roof light, carpet.

#### Shower Room

Completely renewed. Comprising corner shower enclosure, wash basin and wc, all in white with contemporary chrome fittings. Velux window, ladder chrome radiator.

#### Bedroom 2

15'8" x 11'5" (4.80m x 3.48m)  
uPVC double glazed window to side, velux window with blind. Completely redecorated. Stripped wooden flooring, radiator. Useful loft area with light.

#### Bedroom 1

18'10" x 18'6" (5.75m x 5.66m)  
Three velux windows with blinds. Modern down lighters, stripped wooden flooring, two radiators. Access to remaining loft areas.

#### Front

Steps to first floor to apartment.



#### Council Tax

Band F £2,893.28 p.a. (24/25)

#### Post Code

CF64 2EY

#### Security Deposit

£1,400

#### 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.

