

84 Plymouth Road

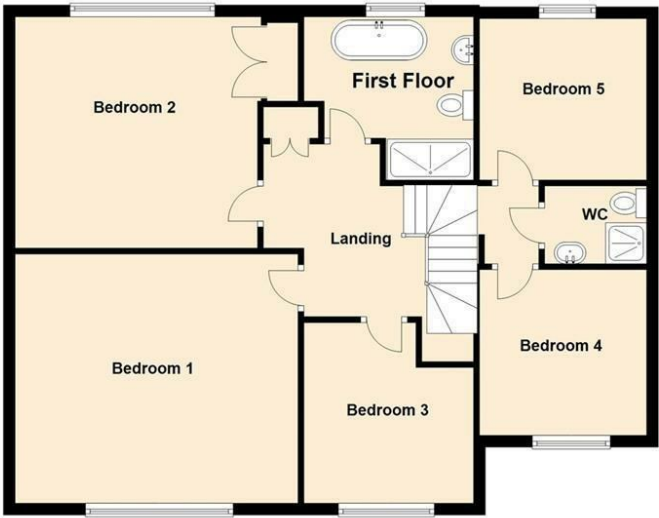
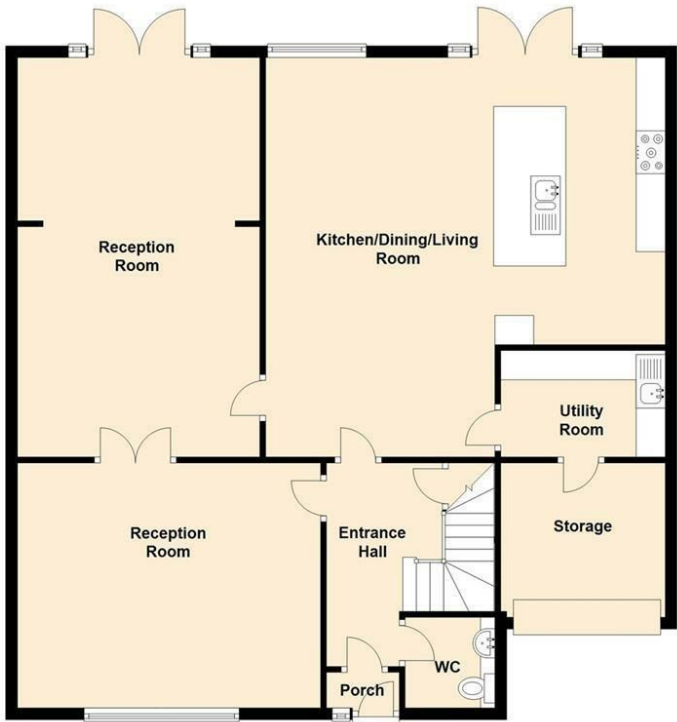


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

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

Ground Floor




84 Plymouth Road

Penarth CF64 5DL

£2,400

A two storey extended five bedroom detached house situated in an enviable location just a short walk from the town centre, close to cliff top walk and sea front. Catchment for Evenlode and Stanwell schools. Comprises porch, spacious hallway, wc, lounge with double doors to further reception room, large extended kitchen/dining/living area, utility, five bedrooms, bathroom, shower room. Front garden, enclosed rear garden, good off road parking. Furnished. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Entrance Hall**

Lovely herringbone block flooring, radiator with cover, bespoke oak staircase to first floor, deep understairs store cupboard. Oak doors to all rooms.

W.C.

Modern white wc and wash basin, both with concealed plumbing and built-in storage, cushion flooring, radiator, recessed down lighters.

Lounge

16'10" x 14'8" (5.15m x 4.48m)

Large uPVC double glazed window to front. Natural stone fireplace with living flame coal effect gas fire. Two sofas, arm chair, LED TV, stand, coffee table. Double doors through to second reception room.

Reception Room

9'11" x 8'6" (3.03m x 2.60m)

Extended rear living room, sofa, TV, stand, coffee table, dining table and chairs. French doors and windows looking onto rear garden. Carpet, two radiators.

Kitchen/Dining/Living Area

22'5" x 22'1" (6.84m x 6.75m)

Substantially extended to rear with roof lantern, full height window, patio doors and windows looking out onto garden. Dining area, additional space for seating. A shaker style fitted kitchen in contemporary contrasting colours, incorporating a square edged composite/quartz worktop with built under sink, half bowl and cut away drainer, lever mixer tap, induction hob, extractor, oven, grill, combination microwave, integrated dishwasher, column fridge and freezer. Plenty of built-in storage, pan drawers and cupboards, island with seating and storage, recessed spot lights. Bar stools, table and chairs, free standing fridge freezer, wine cooler, quality flooring.

Utility Room

Base unit with sink and drainer, worktop, washing machine, tumble dryer.

Landing

Carpet, radiator, contemporary balustrade, large airing cupboard with shelving. Solid oak doors to all first floor rooms.

Bedroom 1

13'11" x 13'3" (4.25m x 4.04m)

King size bed, matching bedside tables, chest of drawers, large built-in wardrobes, carpet. uPVC double glazed window to front.

Bedroom 2

13'8" x 13'7" (4.17m x 4.16m)

Double bed, desk, chair and chest of drawers, built-in wardrobes, carpet radiator. uPVC double glazed window to rear.

**Bedroom 3**

11'4" x 11'0" (3.46m x 3.36m)

Double bed, bedside table, built in wardrobes. uPVC double glazed window to front.

Bedroom 4

9'11" x 8'6" (3.03m x 2.60m)

Double bed, bedside table, carpet, radiator. uPVC double glazed window to front.

Bedroom 5

8'10" x 9'2" (2.71m x 2.80m)

Single bed, radiator, laminate wood effect flooring. Frosted window to rear.

Bathroom

5'3" x 4'11" (1.61m x 1.51m)

Contemporary suite comprising free standing bath, large fully tiled shower enclosure with sliding shower attachment, contemporary wash basin and twin flush wc, all in white with chrome fittings. Attractive flooring, chrome ladder radiator, modern down lighters. uPVC double glazed window.

Shower Room

Corner shower enclosure with sliding shower attachment, back to wall wc with twin flush and concealed plumbing, free standing contemporary wash basin with mixer tap, built-in furniture. Attractive flooring, chrome radiator, towel rail, extractor, down lighting.

Front Garden

Set well back from the road with good off road parking for 3 cars, part laid to lawn, mature planting.

Rear Garden

Enclosed rear garden with patio/entertaining space, rear patio, raised beds with planting, lawn, timber shed.

Additional Information

Garage not included. Landlord to retain for storage.

Council Tax

Band G £3,338.40 p.a. (24/25)

Post Code

CF64 5DL

Security Deposit

£2,600

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.

