

8 Ty Westonia Pierhead View



4 Andrews Buildings  
 Stanwell Road  
 Penarth CF64 2AA

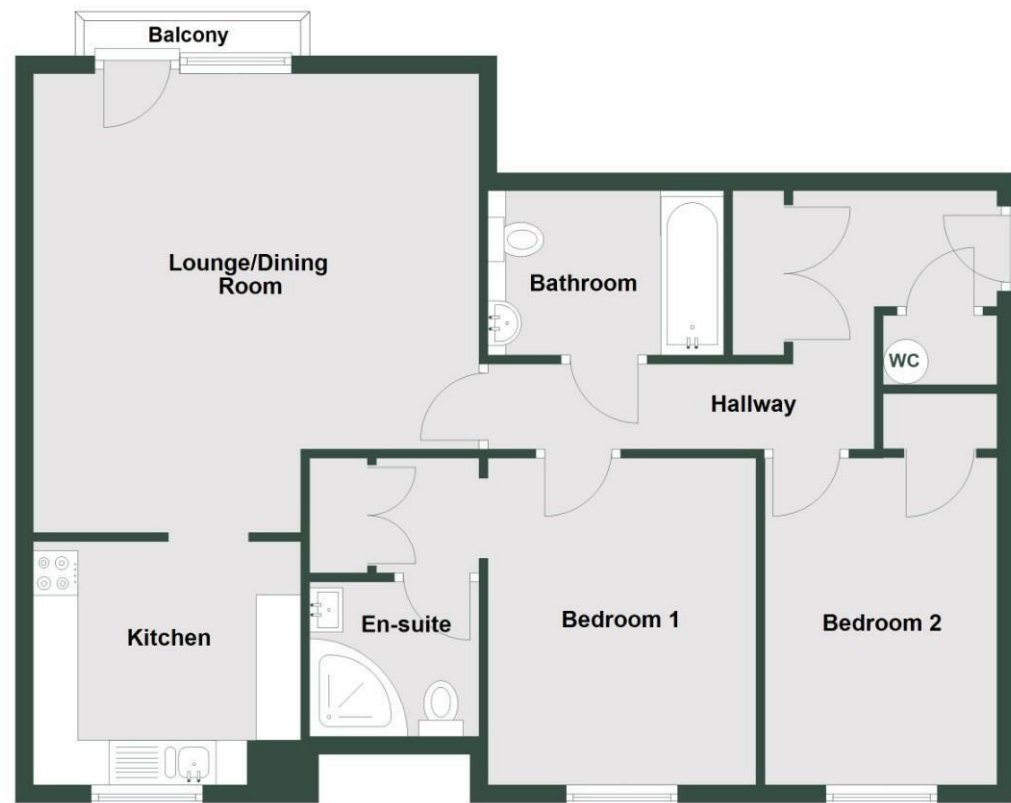
All enquiries: 029 2070 7999  
 Sales and general enquiries: info@shepherdsharpe.com  
 Lettings enquiries: lettings@shepherdsharpe.com

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

SHEPHERD SHARPE



Second Floor



Total area: approx. 77.5 sq. metres (833.7 sq. feet)  
**8 Ty Westonia**

8 Ty Westonia Pierhead View

Penarth Marina CF64 1SJ

£1,200 Per Month

A second floor two double bedroom apartment situated in Penarth marina, close to all local amenities and railway station. Great views of the river looking out across to the White Water rafting centre. Communal access with lift to all floors. Comprises hallway, lounge/dining room, kitchen, two double bedrooms with built-in wardrobes, en-suite shower room and bathroom. Secure parking with one allocated parking space. Double glazing, electric heating. Unfurnished. Available immediately.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
72	80
(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	

## 8 Ty Westonia Pierhead View



### Communal Entrance

A communal hallway with automatic lighting, access from communal areas via lift or staircase to second floor.

Front door to hallway.

### Hallway

Carpet, two electric radiator, large storage cupboard with hot water cylinder, cloaks cupboard with double doors. Doors to all rooms.

### Lounge/Dining Room

17'0" x 16'4" (5.19m x 5.00m)

A spacious lounge/dining with lovely views looking out across the river to the White Water rafting centre, city and beyond. Double glazed aluminium powder coated French doors leading out onto balcony. Carpet, two electric radiators. Open archway through to the kitchen.



### Balcony

A small walk on balcony with great views of the river looking out across to the White Water rafting centre.

### Kitchen

9'10" x 8'0" (3.00m x 2.46m)

Large powder coated double glazed aluminium window to rear. Comprising shaker style oak effect base and wall units, contrast worktop, integrated Neff combination microwave, oven, electric hob, extractor, dishwasher, washer dryer, tiled splashback and floor, space for fridge and freezer.



### Bedroom 1

12'0" x 9'3" (plus dressing area) (3.67m x 2.82m (plus dressing area))

A double bedroom. Powder coated double glazed window to rear. Carpet, electric radiator, built-in wardrobe. Door to en-suite shower room.

### En-Suite

5'8" x 5'8" (1.75m x 1.74m)

Comprising corner shower enclosure with chrome shower fitting, large wash basin with lever mixer tap and built-in storage, wc, all in white with chrome accessories. Part tiled walls, vinyl flooring, chrome ladder radiator, extractor, shaver point, mirror.

### Bedroom 2

8'6" x 12'0" (2.60m x 3.68m)

A good size second bedroom. Powder coated double glazed window to rear. Carpet, electric radiator, large built-in wardrobe.



### Bathroom

8'6" x 5'10" (2.61m x 1.80m)

Comprising panelled bath with shower screen and shower over, wash basin and wc with built-in storage beneath. Part tiled walls, vinyl flooring, electric radiator, extractor, mirror.

### Outside

Secure communal car parking with one allocated parking space.

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### Council Tax

Band F £3,068.02 p.a. (25/26)

### Post Code

CF64 1SJ

### Security 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.

