

1 Ash Grove



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



1 Ash Grove

Llandough CF64 2PW

A three bedroom end link house situated in the popular location of Llandough, close to Llandough Hospital, major transport links and amenities. Comprises entrance hallway, modern fitted kitchen, living room, three bedrooms and shower room. Sunny rear and side gardens, garage (for storage). Gas central heating, uPVC double glazing. Unfurnished. Available mid June.

£1,200 Per Month

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		
	83	84
EU Directive 2002/91/EC		
England & Wales		



Entrance Hall
Laminate wood effect flooring.

Kitchen
11'2" x 11'10" (3.42m x 3.61m)
Modern fitted kitchen comprising grey gloss units with contrasting worktops, oven, gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer. Vinyl wood effect flooring. Window to front.

Living Room
14'7" x 18'6" (4.47m x 5.66m)
Large living room. Wood effect laminate flooring. Window and door to rear garden.

First Floor Landing
Carpet. Doors to all first floor rooms.

Bedroom 1
12'4" x 11'4" (3.77m x 3.46m)
Large bedroom. Built in storage, carpet. Window to rear.

Bedroom 2
7'1" x 11'6" (2.16m x 3.51m)
Single bedroom. Carpet. Window to front.

Bedroom 3
7'1" x 11'7" (2.16m x 3.54m)
Single bedroom. Carpet. Window to front.

Shower Room
Fitted bathroom with panelled walls, shower enclosure with mixer shower, wc and wash hand basin. Vinyl floor.

Rear Garden
Paved rear garden.

Side Garden
Large sunny side garden. Steps to garage.

Single Garage
Can be used for storage.

Council Tax
Band D £2,251.12 p.a. (26/27)

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.

