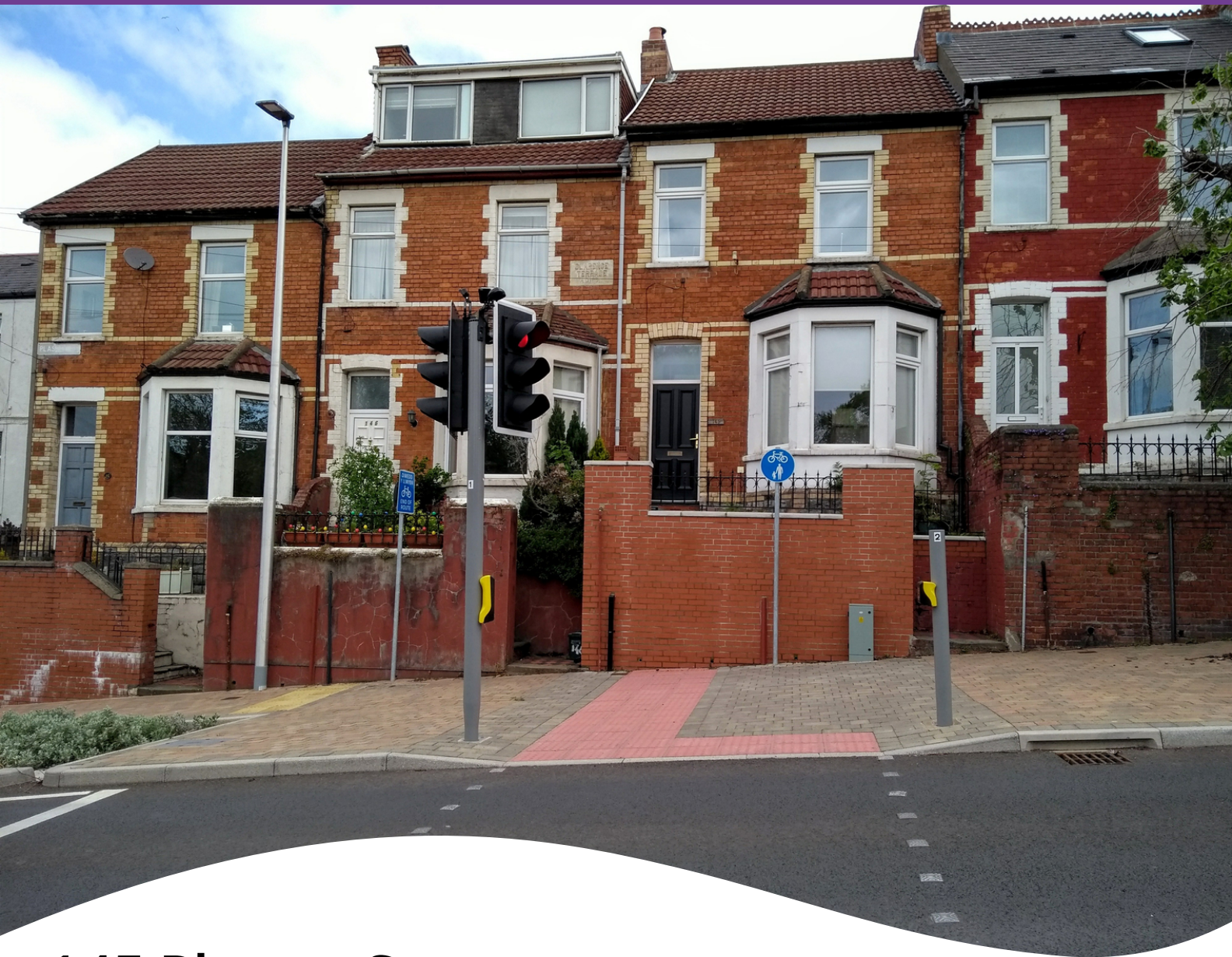


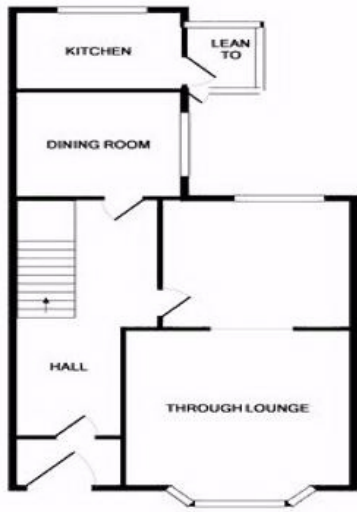
TO LET

£1,200 pcm



# 145 Plassey Street, PENARTH. CF64 1EH

- MID TERRACE ELEVATED POSITION
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- PARTIAL DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- UNFURNISHED
- AVAILABLE MID DECEMBER 2024



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2023



1ST FLOOR

## PROPERTY DESCRIPTION

We are delighted to offer for rent this generously proportioned bay fronted terrace in an elevated position situated a short walk from Penarth town centre. This light and spacious home has been newly redecorated and offers accommodation comprising: entrance porch, entrance hall, through lounge, dining room, kitchen and lean-to on the ground floor. To the first floor there are two double bedrooms and a bathroom with walk in shower. The property is partially double glazed and has gas central heating. Viewing is highly recommended. Available for occupation from mid December 2024.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application.

We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the occupation contract.

## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

Enter via hardwood door with decorative semi-circular obscured glass panes. Original quarry tiled floor, coved ceiling and door with glazed panes to:

#### Entrance Hall

Fitted carpet (original patterned tiled floor underneath), coved ceiling, stairs to first floor and door to dining room and through lounge.

#### Through Lounge

24' 1" (into bay) x 13' 1" (max) (7.35m x 3.98m)

Large principal double reception room with fitted carpet, partially coved ceiling, double glazed UPVC bay window to front aspect. Feature exposed stonework fireplace and further window to rear aspect.

#### Dining Room

13' 1" (max) x 9' 10" (max) (4.00m x 3.00m)

Original quarry tiled floor, exposed stonework feature fireplace with large picture window to side aspect and door to kitchen area.

#### Lean-to

Vinyl floor, windows to front, rear and side aspect, plumbing for washing machine and door to front aspect leading to enclosed rear garden.

### Kitchen

10' 2" (max) x 6' 6" (3.11m x 1.98m)

Vinyl flooring and range of wall and floor units with integrated sink drainer, new oven, space for fridge freezer, window to rear aspect and door to side leading to lean-to.

### First Floor

#### Landing

Split level landing with fitted carpet, access to loft and doors to bedrooms and bathroom/wc

#### Bathroom

12' 8" (max) x 7' 3" (to cupboards) (3.85m x 2.20m)

Window to rear aspect and suite comprising: low level wc, walk in shower and pedestal hand basin with tiled splashback. Built in Storage cupboards.

#### Bedroom 1

17' 1" x 10' 2" (max) (5.21m x 3.11m)

Generous master bedroom with fitted carpet and two double glazed UPVC windows to front aspect.

#### Bedroom 2

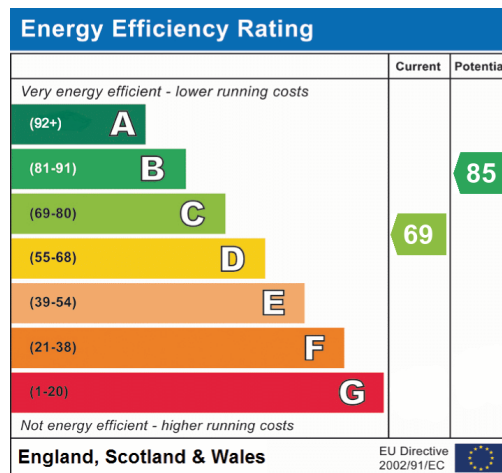
11' 1" (max) x 10' 1" (3.37m x 3.08m)

Fitted carpet and window to rear aspect.

### Outside

#### Rear Garden

Enclosed rear garden with courtyard area and tiered patio with storage shed and lane access.



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