

28 Pearse Close

Penarth, The Vale Of Glamorgan, CF64 1TH



Available immediately, this light and spacious apartment has two double bedrooms one with en-suite, positioned on the top floor with a balcony overlooking Cardiff and beyond. The balcony joins from both the lounge and master bedroom. Located just a short walk from both of Penarth train stations and Cardiff Bay Barrage. The apartment is entered via the hall leading to an open plan lounge/fully fitted kitchen, two double bedrooms and a family bathroom. There is one allocated off road parking space. EPC rating C .

**David
Baker & Co.**
Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,100

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Entrance Hallway

Fitted carpet. Central heating radiator. Door entry phone. Power points and phone point. Built-in cupboard.

Lounge

Fitted carpet. Double glazed window with excellent views and a double glazed door into the balcony. Power points and TV point. Central heating radiator. Open to the kitchen. Furniture including a dining table and five chairs, sofa, armchair and a TV with stand. Windows and door have fitted roller blinds.

Kitchen

Open plan from the living room and comprising the fitted kitchen with cream gloss doors and laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer, washing machine and dishwasher. Cupboard with gas combination boiler.

Bedroom 1

Double bedroom with double glazed windows and doors giving access onto the balcony and giving excellent views over Cardiff. Fitted carpet. Central heating radiator. Power points and TV point. Door to the en-suite. Double bed, two bedside tables and shelving unit.

En-Suite

Vinyl floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and sink. Fitted mirror. Heated towel rail. Extractor fan.

Bedroom 2

Dual aspect double bedroom with double glazed windows to two sides - both with roller blinds. Fitted carpet. Power points. Central heating radiator. Two single beds and a chest of drawers.

Bathroom

Vinyl floor and part tiled walls. Suite comprising a bath with mixer shower and glass screen, WC and sink. Heated towel rail. Fitted mirror. Extractor fan. Shaver point.

Balcony

A balcony with cafe table and two chairs. Views across Cardiff and accessed from the living room and bedroom.

Additional information

Council Tax

Council Tax band E, Year 2025 - 2026 = £2,415.99

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Availability

The property is available immediately, pending the successful completion of the application process.

Furnishings

The property is to be let on an fully furnished basis.

Approximate Gross Internal Area
587 sq ft / 54.5 sq m.

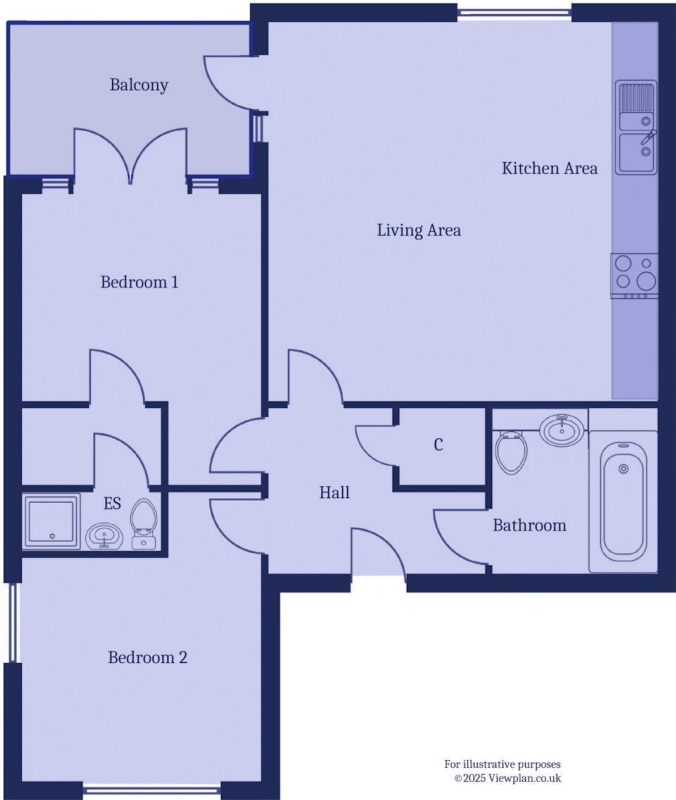
Affordability

In order to successfully complete the application process, applicants must be able to prove combined earnings of £36,300 per annum

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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