



11 Plas St Pol De Leon
Penarth, CF64 1TR





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£475,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are excited to market this well presented, four bedroom town house with spectacular views over Penarth Marina. The property has detailed planning permission to convert the garage into a kitchen (Ref - 2016/00821/FUL). The versatile and spacious accommodation over three floors briefly comprises: entrance hall, kitchen, breakfast room, integral garage and cloakroom. First floor landing, spacious living room, master bedroom with en-suite. Second floor landing, two further double bedrooms, a single bedroom and a family bathroom. Externally the property enjoys a driveway providing parking for two vehicles and a low maintenance courtyard garden. EPC rating 'C'.

Directions

- Penarth Town Centre 0.9 miles
- Cardiff City Centre 3.5 miles
- M4 (J33) 9.6 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a partially obscured glazed wooden door into a welcoming hallway benefiting from tiled flooring and recessed ceiling spotlights. The kitchen has been fitted with a range of base and wall units with corian work surfaces. Integral appliances to remain include: a 'Bosch' dishwasher, an 'AEG' electric oven, a 'Neff' ceramic hob with 'Bosch' extractor fan over, a 'Bosch' fridge and a 'Bosch' oven/microwave/grill with integral warming drawer. The kitchen further benefits from a continuation of tiled flooring, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

The breakfast room has been fitted with a range of base units with integral 'CDA' wine chiller and island unit. The breakfast room further benefits from continuation of tiled flooring, recessed ceiling spotlights and uPVC double glazed French doors leading out to a patio area.

The integral garage with up and over door has planning permission for conversion into a kitchen. Space and plumbing has been provided for free standing white goods. The garage houses the wall mounted 'Worcester' boiler.

FIRST FLOOR

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor.

The spacious living room benefits from carpeted flooring, recessed ceiling spotlights, a uPVC double glazed window to the front elevation and a uPVC double glazed box bay window with French doors opening onto a Juliette balcony providing elevated views of Penarth Marina.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, recessed ceiling spotlights and two uPVC double glazed windows to the rear elevation.

The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic power shower over, a pedestal wash hand basin and a WC

SECOND FLOOR

The second floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, recessed ceiling spotlights and two uPVC double glazed windows to the rear elevation.

Bedroom three is a double bedroom benefiting from carpeted flooring, recessed ceiling spotlights, built-in wardrobes and a uPVC double glazed box bay window providing superb elevated views of Penarth Marina.

Bedroom four is a spacious single bedroom benefiting from carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled 'P' shaped bath with a thermostatic power shower over, a wash hand basin and a WC set with a vanity unit. The bathroom further benefits from tiled flooring, partially tiled walls and recessed ceiling spotlights.



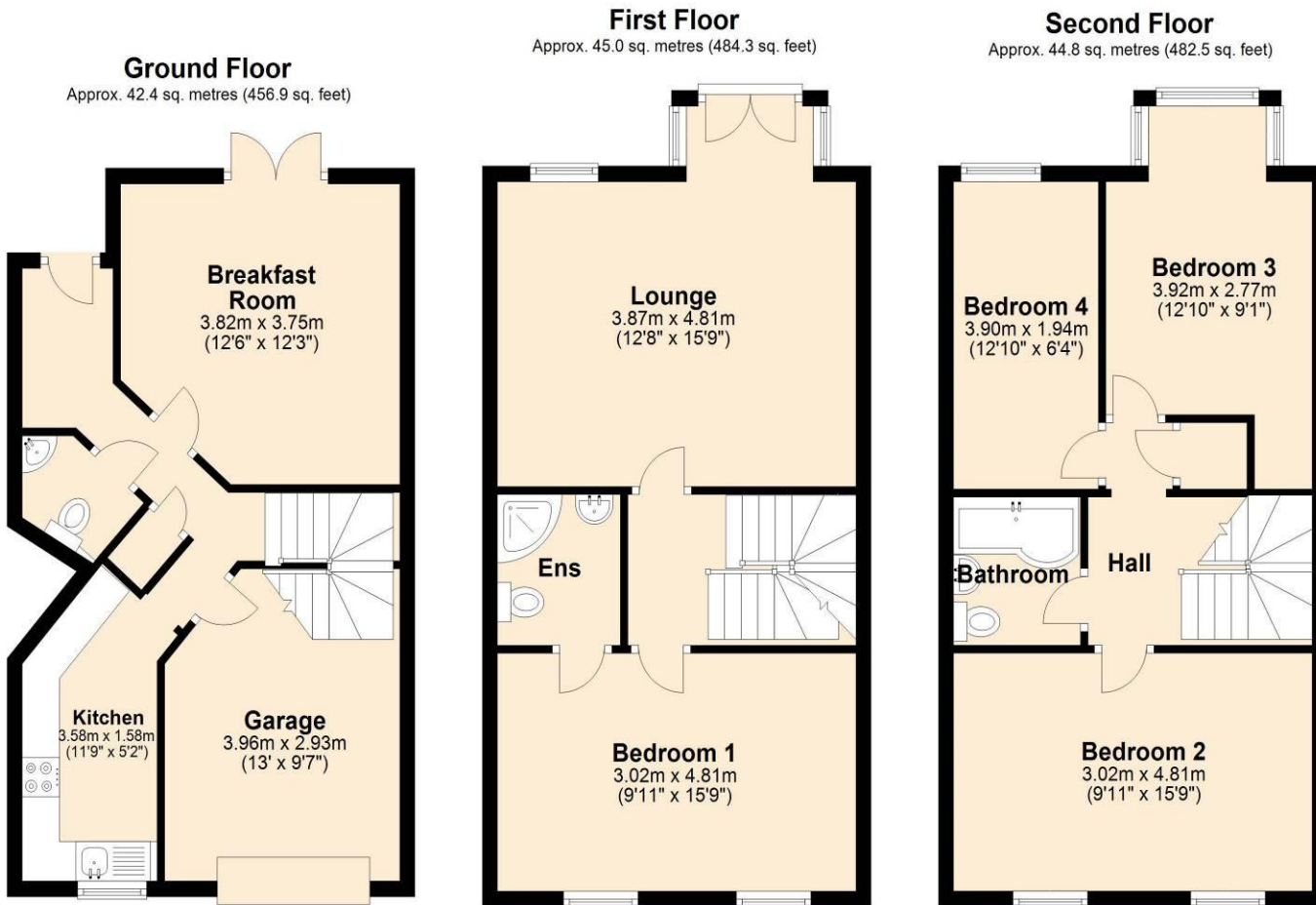
GARDENS & GROUNDS

11 Plas St. Pol De Leon is approached off the road onto a private driveway providing parking for two vehicles. Additional visitor parking is available. The enclosed courtyard garden provides ample space for outdoor entertaining and dining.

SERVICES & TENURE

All mains services connected. Freehold

We have been reliably informed that the service charge to Penarth Portway is £33.50pcm for the upkeep of communal outside areas.



Total area: approx. 132.3 sq. metres (1423.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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