

13 Plas Pamir
Penarth, CF64 1BT

WATTS & MORGAN 150 YEARS



13 Plas Pamir

Penarth, CF64 1BT

£550,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this beautifully presented four bedroom, three storey townhouse with spectacular water views over Penarth Marina. The versatile and spacious accommodation over three floors briefly comprises; entrance hall, kitchen, sitting/dining room and cloakroom. First floor landing, spacious living room with box bay window leading to a balcony, master bedroom with en-suite. Second floor landing, two further double bedrooms, single bedroom and a family bathroom. Externally the property enjoys a private driveway providing off-road parking and a low maintenance courtyard garden. EPC rating 'TBC'.

Directions

- Penarth Town Centre 1.5 miles
- Cardiff City Centre 3.7 miles
- M4 (J33) 9.9 miles

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC door into a welcoming hallway enjoying carpeted flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor landing.

The sitting/dining room enjoys carpeted flooring, a uPVC double glazed window to the rear elevation and French doors leading to the courtyard garden.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include; a 'Beko' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect laminate flooring, partially tiled walls, an under-stairs storage cupboard and two uPVC double glazed windows to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin and a WC. Further benefits from wooden flooring, tiled walls and an obscure double glazed uPVC window to the side elevation.

FIRST FLOOR

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

The living room benefits from carpeted flooring, a central feature gas fireplace, a uPVC double glazed window to the front elevation and a large uPVC double glazed box bay window with French doors leading to the balcony providing spectacular water views.

The master bedroom benefits from carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a wash-hand basin set within a vanity unit and a WC. Further benefits from carpeted flooring, tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.

SECOND FLOOR

The second floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch providing access to the loft space.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the rear elevation.

Bedroom three is another double bedroom benefiting from laminate wooden flooring, a recessed storage cupboard and a large uPVC double glazed box bay window providing yet more elevated water views.

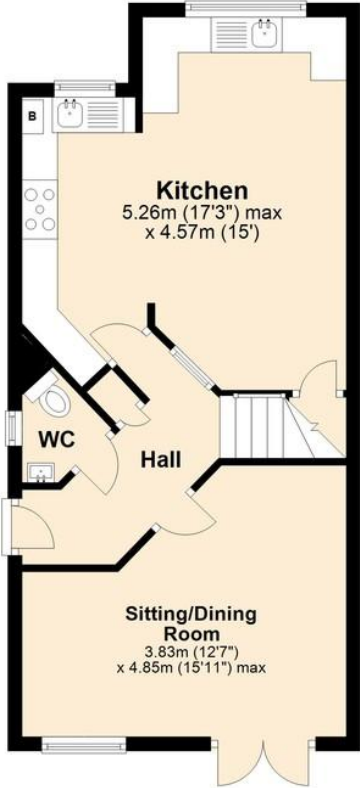
Bedroom four is a single bedroom enjoying laminate wooden flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and WC. Further benefits from tiled flooring, partially tiled walls and an obscured uPVC double glazed window to the side elevation.



Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Second Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 129.9 sq. metres (1398.6 sq. feet)

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

GARDENS AND GROUNDS

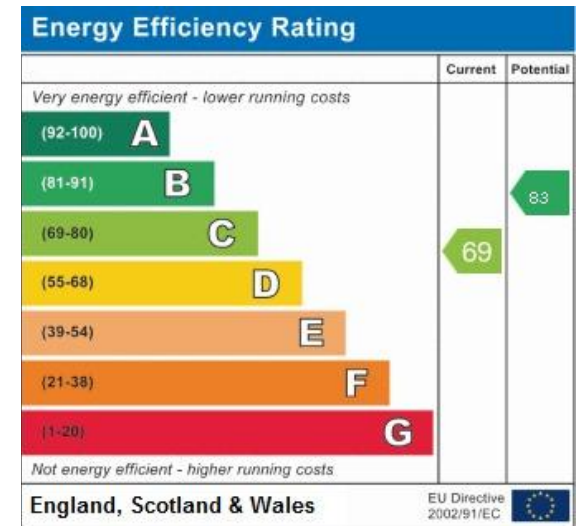
13 Plas Pamir is approached off the road onto a private driveway providing off-road parking, additional visitor parking is available. The enclosed courtyard garden provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.

SERVICE CHARGE

We have been reliably informed that the service charge is £33.00 per calendar month for upkeep of the communal areas.





Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

