



42 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 delighted to market this four bedroom town house with spectacular views over Penarth Marina. Situated in a prime spot within Penarth Marina and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The spacious accommodation set over three floors briefly comprises: entrance hall, kitchen, dining room, cloakroom and integral garage. First floor landing, spacious living room with elevated water views and a 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 off-road parking and an enclosed courtyard garden. EPC rating 'C'.

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### Directions

- Penarth Town Centre 0.8 miles
  - Cardiff City Centre 3.7 miles
  - M4 (J33) 9.1 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entered via a partially glazed wooden door into a hallway benefiting from tiled flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor.

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 'Blomberg' fridge/freezer, a 'Hotpoint' oven, a 'Hotpoint' grill, an 'AEG' 4 ring ceramic hob with a 'Neff' extractor fan over. Space and plumbing has been provided for free standing white goods. The kitchen further benefits from continuation of tiled flooring, tiled splashback, a cupboard housing a wall mounted 'Worcester' boiler and a uPVC double glazed window to the rear elevation.

The dining room enjoys continuation of tiled flooring and large sliding patio doors leading to the courtyard garden.

The doorkroom serving the downstairs accommodation has been fitted with a 2 piece white suite comprising: a wash hand basin and a WC.

An integral garage with an up-and-over door and full electrical services connected is accessed via the hallway.

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### 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, a central feature electric fire, a uPVC double glazed window to the front elevation and a uPVC double glazed box bay window with French doors opening to a Juliette balcony providing spectacular elevated views over Penarth Marina.

The master bedroom enjoys carpeted flooring, built-in wardrobes and two uPVC double glazed windows to the rear elevation. The en-suite benefits from a large walk-in shower cubicle with a thermostatic shower over and a two piece white suite comprising: a wash hand basin set within a vanity unit and a WC. Further benefits from tiled flooring and walls and a wall mounted chrome towel radiator.

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### SECOND FLOOR

The second floor landing enjoys 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 and two uPVC double glazed windows to the rear elevation.

Bedroom three is another double bedroom enjoying carpeted flooring, a recessed storage cupboard and a large uPVC double glazed box bay window providing yet more elevated views.

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

The family bathroom has been fitted with a three piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. Further benefits from tiled flooring and walls.



## GARDENS AND GROUNDS

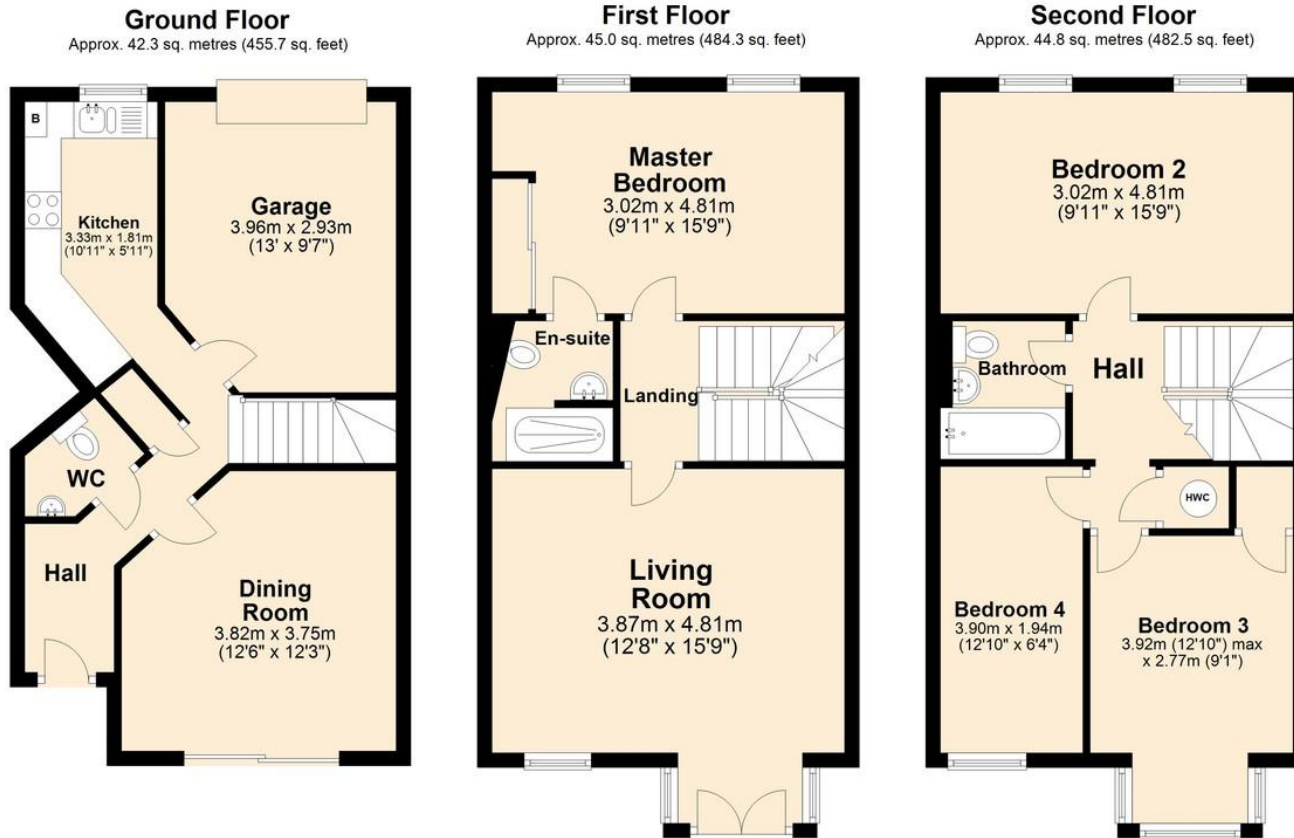
42 Plas St. Pol De Leon is approached off the road onto a private driveway providing off road parking. Additional visitor parking is also available.

The enclosed courtyard garden provides ample space for outdoor entertaining and dining. A glass panel allows superb views across Penarth Marina

## SERVICES AND TENURE

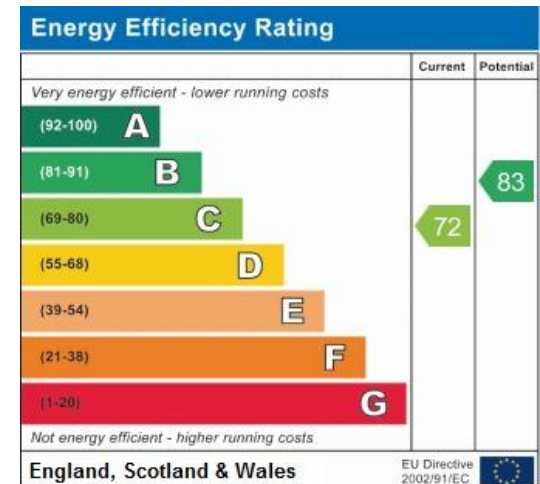
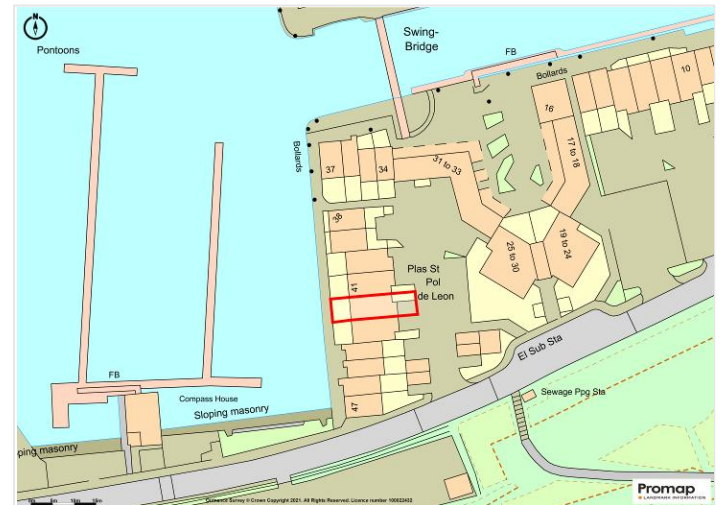
Freehold. All main services connected.

We have been reliably informed that the service charge is £396pa for the upkeep of communal areas.



Total area: approx. 132.2 sq. metres (1422.5 sq. feet)

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



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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