



41 Plas St. Pol De Leon
Renarth, CF64 1TR





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Penarth, CF64 1TR

£485,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are excited to market this four bedroom, three storey town house with spectacular views over Penarth Marina. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, kitchen, dining room, cloakroom and integral garage. First floor landing, spacious living room and master bedroom with en-suite. Second floor landing, two further double bedrooms, single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles and an enclosed courtyard garden. EPC rating: 'TBC'.

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

GROUND FLOOR

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

The kitchen has been fitted with a range of wall and base units with marble effect laminate work surfaces. Integral appliances to remain include: a 'Bosch' electric oven and a 'Neff' 4-ring gas hob with an electric fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, tiled splashback, a wall mounted 'Glow Worm' boiler and a uPVC double glazed window to the rear elevation.

The dining room enjoys continuation of laminate wooden flooring and large sliding patio doors providing access to the garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising: a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring and tiled splashback.

FIRST FLOOR

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

The spacious living room enjoys carpeted flooring, a uPVC double glazed window to the front elevation and a uPVC double glazed box bay window with French door providing spectacular elevated views over Penarth Marina.

The master bedroom enjoys carpeted flooring and two uPVC double glazed windows to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising: a walk-in shower with a thermostatic rainfall shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and recessed ceiling spotlights.

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.

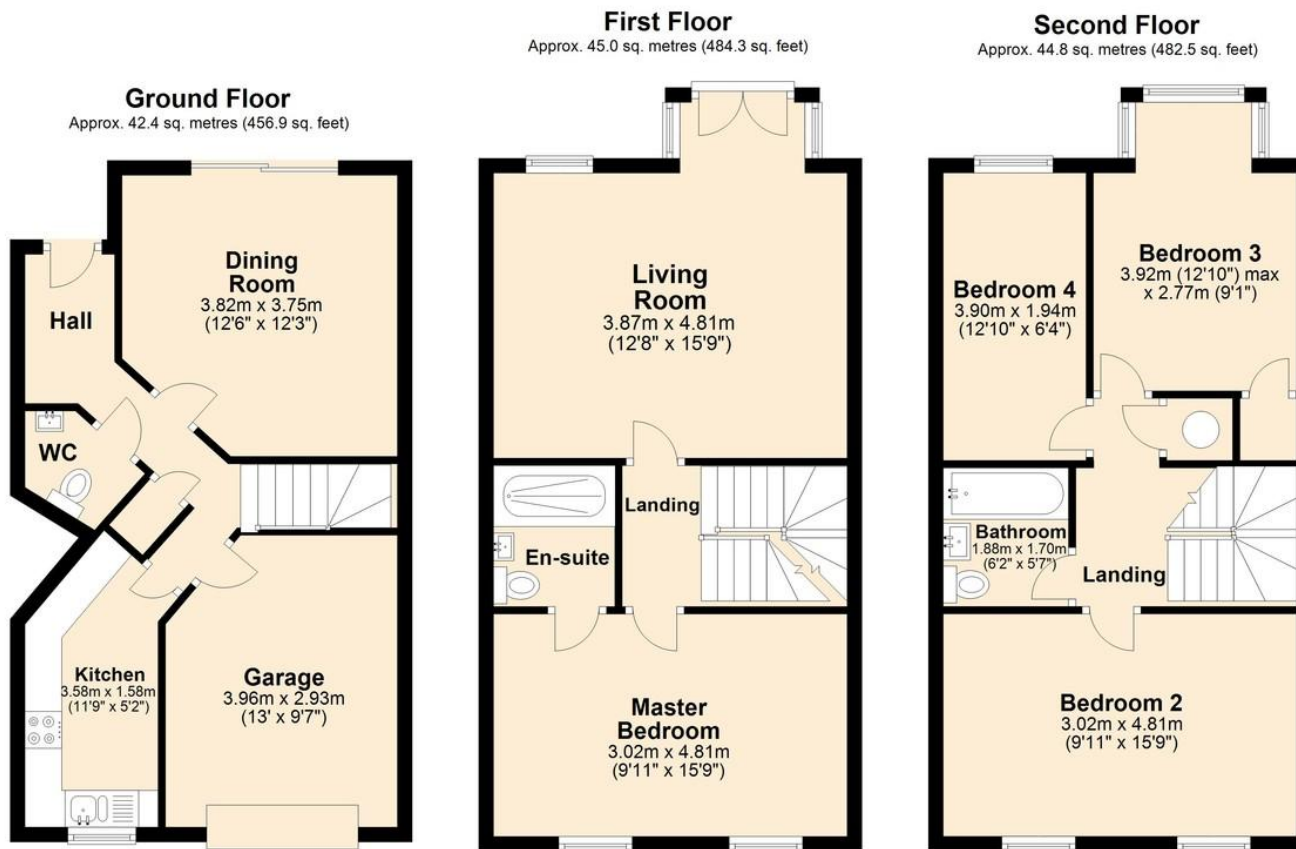
Bedroom two is a spacious double bedroom enjoying carpeted flooring and two uPVC double glazed windows to the rear elevation.

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 single bedroom enjoying carpeted 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 bath with a thermostatic rainfall shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and recessed ceiling spotlights.





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

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

GARDENS AND GROUNDS

41 Plas St. Pol De Leon is approached off the road onto a private driveway providing off-road parking for several vehicles. Additional visitor parking is also available.

The enclosed courtyard garden provides ample space for outdoor entertaining and dining and benefits from fantastic views of the Marina.

The property further benefits from an integrated single garage with an electric 'up and over' door.

SERVICES AND TENURE

Freehold.

All mains services connected.

We have been reliably informed that the service charge is £396pa.

AWAITING EPC GRAPH



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