

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PLAS ST. ANDRESSE
PENARTH MARINA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE FOYER

LIVING ROOM

3.61m x 5.49m (11'10" x 18'0") with large double glazed picture window overlooking the marina. wood style flooring.

KITCHEN

1.78m x 2.92m (5'10" x 9'7") with fitted base and wall mounted units and built-in oven, hob and hood. plumbing for washing machine and dish washer.

REAR LOBBY

staircase rising to the first floor. door to the rear porch.

REAR PORCH

with storage cupboard and door to the rear garden.

FIRST FLOOR

BEDROOM 1

3.63m x 3.07m (11'11" x 10'1") window to the front elevation overlooking the yacht moorings.

BEDROOM 2

3.00m x 2.87m (9'10" x 9'5") Window to the rear elevation. Fitted mirror fronted wardrobe cupboards, plus further storage cupboard.

BATHROOM

1.70m x 1.83m (5'7" x 6'0") Fully tiled walls, bath with shower over, pedestal wash hand basin and W.C.

OUTSIDE

Enclosed rear patio garden with gate leading to the parking area.

TENURE

We understand the property is freehold

SERVICE CHARGE

We have been reliably informed that the Service Charge is approximately £402pa.

COUNCIL TAX


Band E





PLAS ST. ANDRESSE

PENARTH MARINA, CF64 1BW - £310,000

 2 bedrooms
  1 bathroom(s)
  624.00 sq ft

Enjoying a lovely waterside location, directly overlooking the yacht moorings at the popular Penarth Marina. This mid link house comprises well presented accommodation of: Entrance foyer, living room with replacement picture window overlooking the moorings, fitted kitchen, rear lobby with door to the private walled rear garden, to the first floor are two double bedrooms and a fully tiled bathroom. There is an allocated parking space and the property benefits from gas central heating and double glazed windows. Within level walking distance of the property you will find the fabulous Cardiff Bay barrage, waterside restaurants, cafes and the International Sports Village as well as a retail park and supermarkets. The property is being sold with NO ONWARD CHAIN.

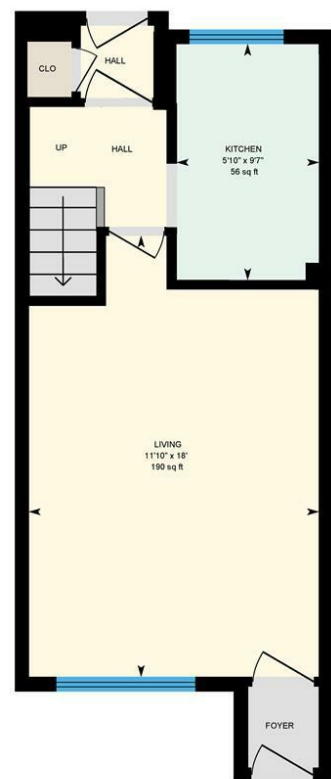
PROPERTY SPECIALIST

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 Valuer

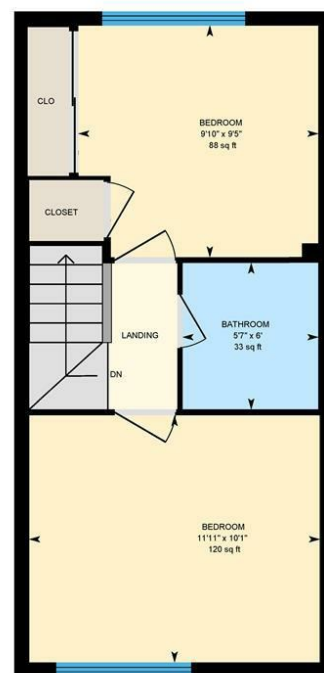


Plas St Andresse, Penarth, CRF

Main Building: Total Interior Area 626.31 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

