



TREM Y BAE  
PENARTH  
CF64 1TG

ASKING PRICE OF  
**£699,950**



## MID TERRACED HOUSE



**4**



**3**



**4**



**1**

**\*\*RARELY AVAILABLE MID-TERRACED HOUSE\* PANORAMIC VIEWS\*\*** MGY are pleased to present for sale a stunning four bedroom, mid-terraced house situated within the popular Trem Y Bae, Penarth. The immaculate property comprises spacious hallway, large open plan kitchen/diner, utility room, four double bedrooms, two with en-suite, downstairs W.C, family bathroom, large decked balcony with stunning panoramic views and a south facing rear garden. The spacious property benefits from double glazing throughout, gas central heating, driveway with space for four vehicles and an additional allocated parking space.

#### LOCATION

Trem Y Bae is a quiet street situated a short walk to Penarth Marina, Plassey Square, Penarth Town Centre and the seafront. The quiet development offers panoramic views across Penarth Marina, Cardiff Bay, The Bristol Channel and the Somerset coast. The property is also within easy reach of excellent road links, providing access to the A4232, Cardiff Bay and the M4 motorway.

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces, Penarth Pier and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Dingle train station is also a 5 minute walk away. Penarth is home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

#### ENTRANCE

Entered via double driveway with parking for 4 vehicles, plus another additional allocated space. Storage shed. Double glazed composite door into hallway.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### HALLWAY

19' 9" x 5' 6" (6.02m x 1.69m)

A spacious entrance hallway with door and window to kitchen/diner, plus doors to utility room, bedroom 4/study, WC and cloakroom. Stairs to first floor. Amtico flooring. Radiator.

#### KITCHEN/DINER

19' 8" x 9' 4" (6.01m x 2.86m)

A modern kitchen/diner fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink with insinkerator waste disposal below. Quartz work surfaces and splash backs. Integrated electric double Bosch oven with electric hob and extractor hood over. Space for American fridge/freezer. Dishwasher. Amtico flooring. Spotlights. Vent Axia ventilation system. Hardwood timber window to front with fantastic views, and French patio doors and windows to rear garden. Radiator. Space for dining table.

#### UTILITY ROOM

8' 7" x 5' 11" (2.62m x 1.81m)

Fitted base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Vent Axia ventilation system. Amtico flooring. Radiator. Hardwood timber window to front. Storage cupboard.

#### BEDROOM FOUR/STUDY

12' 4" x 11' 8" (3.78m x 3.58m)

Hardwood timber French doors to side. Amtico flooring. Radiator.



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## W.C

6' 5" x 3' 8" (1.97m x 1.12m)

Low level WC and wash hand basin. Amtico flooring. Vent Axia ventilation system. Radiator.

## LIVING ROOM

25' 3" x 11' 8" (7.70m x 3.58m)

Spacious living room with stunning views across Cardiff Bay, The Bristol Channel and beyond. Double Glazed French doors to front and side aspect. Hardwood timber window to side. Ample natural daylight. Central heating radiator. Fitted carpet. Access to large decked terrace. Juliet balcony to front aspect.

## TERRACE

9' 4" x 19' 9" (2.87m x 6.03m)

Large private decked terrace with fence and stone surround. Fantastic views and afternoon sun. Space for seating. Water butt. Accessed from the living room.

## FIRST FLOOR LANDING

Fitted carpet. Central heating radiator. Doors leading to living room, bedroom three and family bathroom. Carpeted stairway, leading to second floor.

## BEDROOM THREE

11' 9" x 9' 7" (3.59m x 2.93m)

Hardwood timber windows to rear aspect, overlooking the rear garden. Ample natural daylight. Double bedroom. Fitted carpet. Central heating radiator.

## BATHROOM

7' 4" x 6' 5" (2.24m x 1.97m)

Modern family bathroom. Amtico flooring. Part tiled walls. Panelled bath with glass shower screen and shower over. W.C. Wall mounted wash hand basin. Extractor fan. Shave point. Heated towel rail. Vent Axia ventilation system.

## SECOND FLOOR LANDING

Hardwood timber windows to side aspect. Fitted carpets. Two built in storage cupboards, one housing hot water tank. Doors leading to master bedroom and bedroom two.

## MASTER BEDROOM

11' 8" x 16' 9" (3.58m x 5.11m)

Hardwood timber windows to front and side aspect with stunning views. Fitted carpet. Central heating radiator. Two built-in double wardrobes with mirrored sliding doors. Door leading to en-suite.

## MASTER EN-SUITE

8' 8" x 5' 1" (2.66m x 1.55m)

Modern en-suite. Amtico flooring. Part tiled walls. Walk in double shower. Vent Axia ventilation system. W.C. Wall mounted wash hand basin. Shaver point. Heated towel rail.

## BEDROOM TWO

17' 2" x 11' 9" (5.24m x 3.59m)

Hardwood timber windows to rear aspect, overlooking the rear garden. Ample natural daylight. Double bedroom. Fitted carpet. Central heating radiator. Door leading to en-suite. Fitted wardrobes.

## ENSUITE

5' 1" x 7' 3" (1.57m x 2.21m)

Modern en-suite. Amtico flooring. Part tiled walls. Walk in double shower cubicle. W.C. Central heating radiator. Wall mounted wash hand basin. Shaver point. Vent Axia ventilation system. Heated towel rail

## REAR GARDEN

Low maintenance south facing garden, laid to lawn with paved seating area. Ample sun. Wildlife pond. Bay, fig and two cherry trees. Shrub borders with raised bed. Gooseberries, red currents, rosemary, hydrangea, honey suckle, jasmine and agapanthus within the rear garden. Storage shed. Water butt. Accessed from the kitchen/diner and bedroom four/study. Fitted patio awning.

## PARKING

Car port. Driveway with space for four vehicles. An additional allocated parking space.

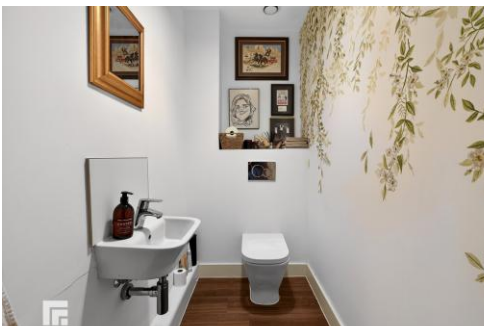
## TENURE

MGY have been advised that this property is freehold.



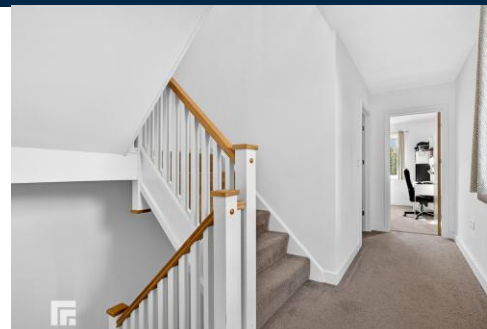
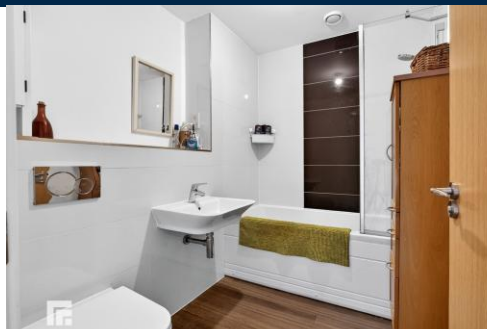


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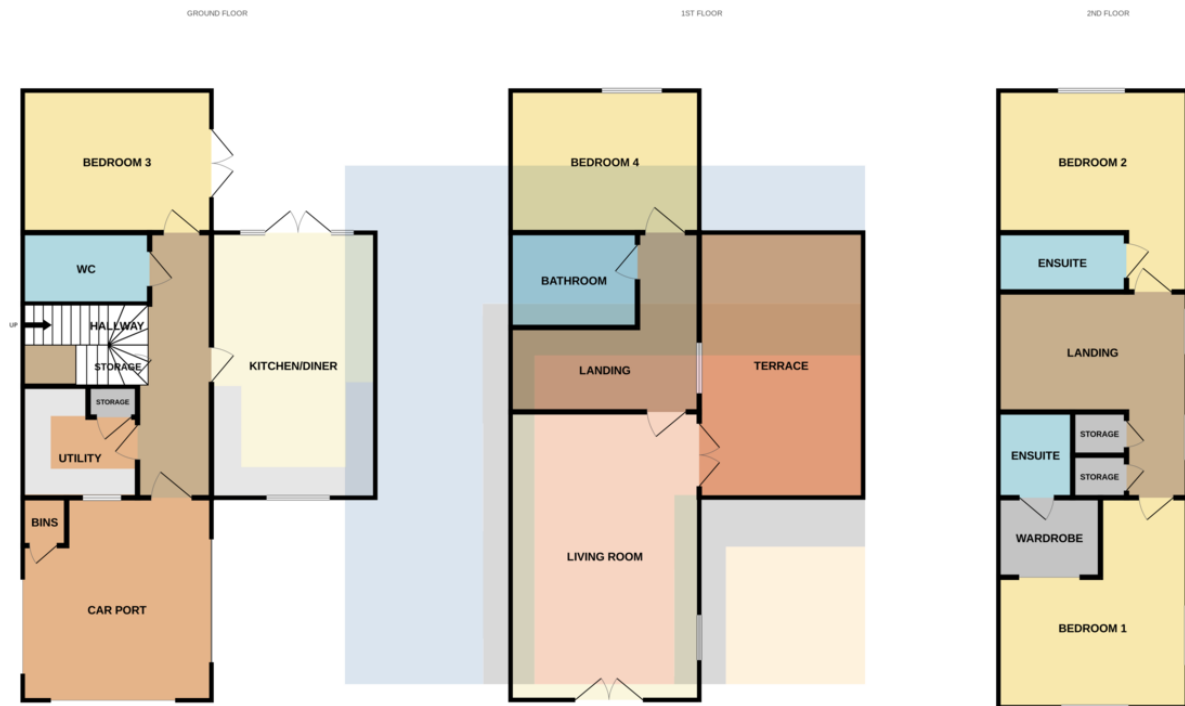




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**PENARTH** 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,  
CF64 1ED



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