



**Pembroke Terrace, Penarth, CF64 1DE**

## **Welcome to**

### **Pembroke Terrace, Penarth**

This contemporary home, situated in the sought after town of Penarth, boasts far reaching elevated views across Cardiff Bay and beyond. With a beautifully appointed kitchen, two ensuites, walk-in wardrobe and bathroom, this three double bedroom home benefits from parking and south facing garden.

#### **Entrance Porch**

Enter via a contemporary door with double glazed lights inset, tiled floor with under floor heating, 'pocket' style door to entrance hall.

#### **Entrance Hall**

Feature solid wooden staircase with glass balustrade rising up to the first floor, tiled floor with underfloor heating, doors to bedroom two and bathroom, 'pocket' style door to bedroom three and further door to a UTILITY CUPBOARD with space for washing machine and dryer.

#### **Bedroom 3**

15' x 8' 10" ( 4.57m x 2.69m )

Double glazed picture window to front with views across Cardiff Bay, tiled floor with underfloor heating.

#### **Bedroom 2 With Dressing Area**

##### **Dressing Area**

7' 1" x 6' ( 2.16m x 1.83m )

Storage wardrobes with sliding doors, one housing air filtration/circulation system, further built out wardrobe, tiled floor with under floor heating, door to ensuite wet room and opening to bedroom area.

#### **Bedroom Area**

16' 7" x 9' 4" ( 5.05m x 2.84m )

Double glazed double door with fitted shutter leading to a lower-level private courtyard, tiled floor with underfloor heating.

#### **Ensuite/Wet Room**

8' 4" x 7' 1" ( 2.54m x 2.16m )

Walk-in shower area with integrated shower controls and rainfall shower head, feature tiling to the shower area, wall mounted two drawer vanity unit with wash hand basin and mixer tap, WC contemporary towel styled radiator, extractor fan, spotlights, fully tiled walls and a tiled floor with underfloor heating.

#### **Bathroom**

10' 2" x 6' 3" ( 3.10m x 1.91m )

Clawed foot bath with contemporary mixer tap, integrated shower controls and rainfall shower head over the bath, tiled walls to bath area, WC with enclosed cistern, large wall mounted two drawer vanity unit with wash hand basin and feature tiled splashback, tiled floor with under floor heating and a contemporary towel style radiator.

#### **First Floor**

##### **Open Plan Living Room/Kitchen**

29' 9" x 17' 1" ( 9.07m x 5.21m )

##### **Living Area**

A stunning open plan living space with floor to ceiling double height double glazed window to front with elevated views across Cardiff Bay, solid wood flooring with underfloor heating, stairs to second floor.

##### **Kitchen Area**

Contemporary range of floor and wall mounted kitchen units in black with contrasting quartz work surfaces with integrated drainer and inset one and a half bowl sink unit with mixer tap, tiled splashbacks, a large central island providing seating for four with quartz worktops, contrasting white gloss pan drawers and a 'Neff' induction hob, several integrated appliances including a 'Neff' eye level oven, 'Neff' combi oven, 'Neff' warming drawer, an integrated fridge-freezer and a slimline dishwasher, built in storage cupboard housing gas fired combination boiler, a beautiful tiled floor with under floor heating, spotlights and double glazed sliding doors to the rear leading to the south facing garden.

#### **Second Floor**

##### **Bedroom 1**

23' 1" x 17' max ( 7.04m x 5.18m max )

Mezzanine overlooking the lounge area and lit by the feature floor to ceiling window from below, as well as a large roof light making the most of the views. The master bedroom is flooded with natural light from a large window overlooking the garden as well as a further roof light and is served by its own ensuite and a walk-in double wardrobe (6'5 x 6'4).

##### **Ensuite Shower Room**

6' 5" x 6' 4" ( 1.96m x 1.93m )

Wall mounted wash hand basin with mixer tap set into a vanity unit, walk in shower with glass screen, rainfall shower head and tiled walls with integrated shelf, WC, towel style radiator and a feature lantern light above.

##### **Front Garden**

Low level stone boundary wall, laid to stone chippings with paved pathway to front door.

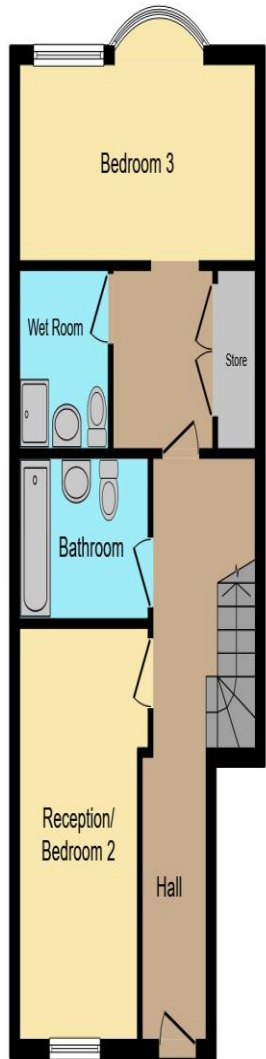
##### **Rear Garden**

Timber deck with glass balustrade and steps down to a level garden laid mainly to patio slab with high level planted borders and a sliding gate providing off road parking from the rear lane accessed via Belle Vue Road. Further steps down to a private courtyard that is also accessed from bedroom 2. Boundaries are a mix of rendered walls with stone clad pillars and timber fencing.

##### **Additional Notes**

The property benefits from double glazing throughout, gas central heating via a combination boiler and an air filtration/circulation system which can help to evenly distribute air throughout the property.

There is underfloor heating to the ground and first floors and there is feature tiling from 'Porcelanosa' in the bathroom and ensuite wet room.



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to Pembroke Terrace, Penarth

- COUNCIL TAX BAND: F
- A beautifully presented contemporary home with stunning far-reaching views across Cardiff Bay
- Master bedroom with walk-in wardrobe and ensuite, guest bedroom with ensuite wet room and dressing area, third double bedroom on ground floor with views
- Beautifully appointed kitchen with quartz worktops and 'Neff' appliances
- South facing rear garden which also provides an off-road parking area

Tenure: Freehold EPC Rating: C

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the third exit onto Albert Road. Continue to the top of the road and at the T-junction turn right onto Pembroke Terrace and the property can be found at the end of the road on the right hand side, marked by our For Sale board.



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