



Plas Taliesin, Penarth, CF64 1TN

Welcome to

Plas Taliesin, Penarth

With un-interrupted direct water views to the Barrage and beyond, this stunning town house has been refurbished and re-modelled to create a superb contemporary home in the highly sought after Penarth Marina. With three double bedrooms, contemporary bathroom, ensuite and wet room, garage and parking.

Entrance Hall

Entered via a contemporary door into the 'extended' hallway which now includes the porch area to create a lighter and more welcoming entrance hall with storage area, stairs to first floor, contemporary style radiator, 'Porcelenosa' tiled floor and doors that lead to the garage, utility cupboard with space for washing machine and dryer, kitchen/dining room and a wet room/cloakroom.

Wet Room/Cloakroom

Wall mounted corner wash hand basin with mixer tap, WC, tiled floor and walls, contemporary styled radiator, shower head over shower area with inset floor drain, 'Porcelenosa Persian White Marble' tiled walls, extractor fan and spotlights.

Kitchen/Dining Room

15' 7" x 15' 10" (4.75m x 4.83m)
Double glazed window rear, bi-fold double glazed doors to rear opening onto the rear garden, space for table and chairs, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces, 'AIMS' electric aga with feature tiled splashback and stainless steel cooker hood above, integrated eye level combination microwave oven, integrated convection oven, one and a half bowl and drainer sink unit with flexi mixer tap over, ceramic tiled floor, spotlights, integrated 'Miele' fridge/freezer and 'Miele' dishwasher.

First Floor Landing

Doors to lounge, bedroom 3 and bathroom, engineered oak flooring, stairs to second floor.

Living Room

16' x 15' 9" max (4.88m x 4.80m max)
This light-filled room has been re-modelled as a stunning lounge area with double glazed double

doors to rear with glass Juliette balcony and sea views, floor to ceiling double glazed picture window to rear with water views, engineered oak flooring, wood burner, numerous double plug sockets, contemporary styled radiators, spotlights and category 5 cabling socket (see agent's note).

Bedroom 3

15' 11" x 14' 1" into bay (4.85m x 4.29m into bay)
Previously the primary bedroom suite, this third double bedroom now used as a reception/study/library/music room with a double glazed bay window to front with water views over Cardiff Bay, a separate double glazed window to front, engineered oak flooring, bespoke shelving, two contemporary styled radiators, spotlights and category 5 cabling socket (see agent's note)

Bathroom

Bath with integrated shower controls above, wall mounted wc, wall mounted bidet, corner wash hand basin with mixer tap over, attractive 'Porcelenosa Persian White Marble' tiled walls with complimenting tiled floor, mirrored corner cabinet, towel style radiator, spotlights and extractor fan

Second Floor Landing

Doors leading to the primary suite and bedroom 2 and loft access via a ladder to a partially boarded loft housing gas central heating boiler and hot water tank.

Bedroom 1

16' 1" into bay x 13' 11" to wardrobe (4.90m into bay x 4.24m to wardrobe)
Previously two bedrooms, this bright primary suite has double glazed bi-fold doors to rear with glass Juliette balcony and stunning landscape and sea views of the Barrage and Somerset coast, floor to ceiling double glazed picture window to rear with

water views, built-in wardrobes to one wall, contemporary styled radiators, dimmable spotlights and door to wet room.

Wet Room Ensuite

Rainfall shower head with a separate hand held shower head over a contrasting tiled floor to shower area, wash hand basin with mixer tap over set into a wall mounted two drawer vanity unit, 'Geberit' WC, attractive 'Porcelenosa Persian White Marble' tiled walls and floor with complimenting 'Persian Black' tiled floor to the shower area, heated towel rail, spotlights and extractor fan.

Bedroom 2

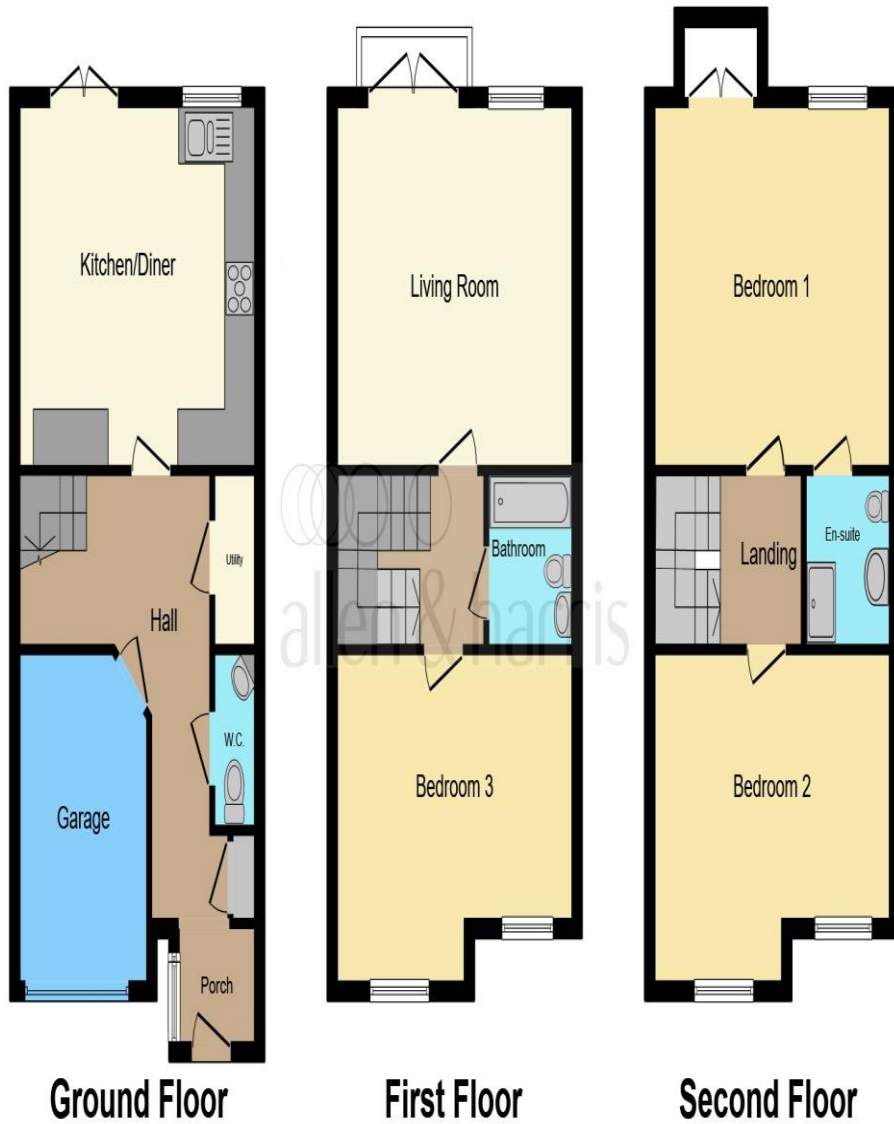
14' max x 13' 9" to wardrobes (4.27m max x 4.19m to wardrobes)
A large double bedroom with double glazed bay window to front with water views over Cardiff Bay, double glazed window to front, fitted wardrobes to one wall, two radiators and spotlights.

Front Garden

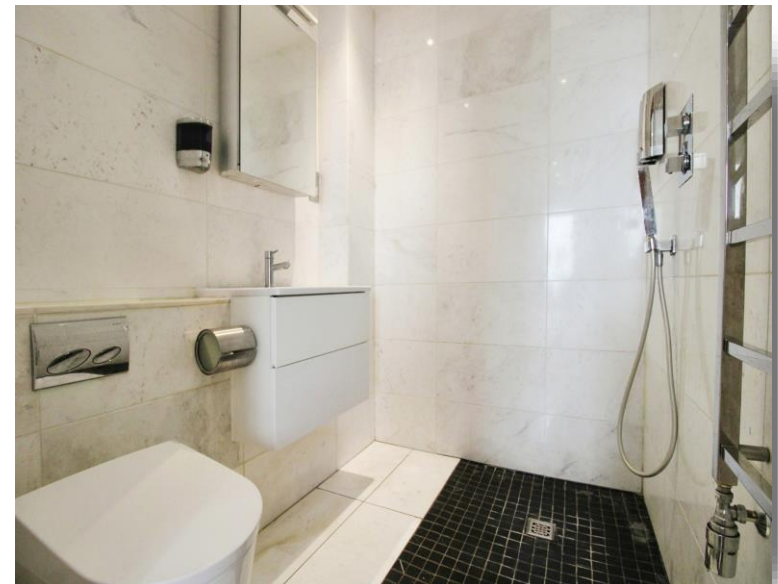
Driveway providing off-road parking with brick paved pathway to front entrance, external porch light, electric up and over door leading to the integrated GARAGE which benefits from power and light, electric car charging point.

Rear Garden

A beautifully landscaped rear garden with a raised marble and granite patio area outside the kitchen doors, benefiting from an easterly aspect and rear pedestrian access. Mix of timber and brick wall boundaries, the garden comprises of raised brick and sleeper sided planting beds, two mature Acer trees and a Victoria Plum tree, pond with fountain, integrated bench and is laid to an attractive mix of paving, slate chippings and pebbles. Outside electric sockets, wood store, lighting and water tap.



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



Welcome to

Plas Taliesin, Penarth

- Council Tax band: G
- A re-modelled, stunning town house located in the sought after Penarth Marina boasts un-interrupted water views.
- Three double bedrooms, spacious living room with Juliette balcony and stunning water views, open plan kitchen/dining with bi-fold doors onto rear garden.
- Master bedroom with ensuite wet room and water views. ground floor wet room/cloakroom
- Garage, driveway and a landscaped easterly facing rear garden

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 hill and proceed over the T-junction into Stanwell Crescent and then proceed over the next T-junction onto Maughan Terrace. Turn left onto Paget Terrace and then take the first sharp turning right onto Paget Road and follow the road down the hill to the roundabout with the Custom House restaurant on the left. At the roundabout take the first exit onto Penarth Portway and at the next roundabout take the 2nd exit onto Penarth Portway. At the end of the road turn right onto Llwyn Passat, follow the road into Plas St Andresse and the into Plas Taliesin, where the property can be found at the end of the road on the left hand side.



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Property Ref:
PNR106421 - 0006

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