

Trem Y Bae, Penarth, CF64 1TG

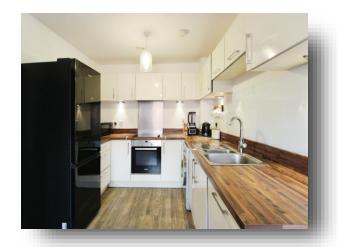


## Welcome to

# **Trem Y Bae, Penarth**

A very nicely presented modern home benefitting from a quiet cul-de-sac location on a no-through road. Ideal for first time buyers it has plenty of space including three bedrooms, an ensuite, cloakroom WC, lounge and a contemporary kitchen/diner. It also has a rear garden and parking for two cars!













### **Entrance Hall**

Entered via a solid wood door with inset lights, vinyl flooring, radiator, stairs to first floor and doors to kitchen/diner and cloakroom/wc

## Cloakroom / Wc

Wc with enclosed cistern, wall mounted wash hand basin with mixer tap over, vinyl flooring and radiator.

## Lounge

16' 4" x 11' 9" ( 4.98m x 3.58m )

Double glazed window to rear and double glazed double door to rear garden, radiator, vinyl flooring and access to under stair cupboard

#### Kitchen

16' 11" x 8' 9" ( 5.16m x 2.67m )

Double glazed window to front, floor and wall mounted kitchen units with complimenting work surface over, one and a half bowl and drainer sink unit with mixer tap over, integrated electric oven and hob with cooker hood over and stainless steel splash backs, vinyl flooring, built in storage cupboard, spaces for washing machine and fridge-freezer and space for table and chairs

## Landing

Spindles and balustrades

#### Bedroom 1

12' 1" x 10' 3" ( 3.68m x 3.12m )

Double glazed window to front with glass juliette balcony, radiator, loft access and door to ensuite

#### Ensuite

Double glazed window to front, wc, wall mounted wash hand basin with mixer tap over, double width shower cubicle, part tiled walls, tiled floor and towel style radiator.

#### **Bedroom 2**

12' 2" x 8' 5" ( 3.71m x 2.57m )

Double glazed window to rear and radiator

### **Bedroom 3**

8' 9" x 7' 5" ( 2.67m x 2.26m )

Double glazed window to rear and radiator

#### **Bathroom**

wc with enclosed cistern, wall mounted wash hand basin with mixer tap over, panelled bath with shower and screen over, part tiled walls, tiled floor and towel style radiator.

#### **Front Garden**

Two designated off-road parking spaces and a storage cupboard.

#### Rear Garden

A 31' southerly facing rear garden which is fully enclosed and laid to lawn with timber and brick walled boundaries.





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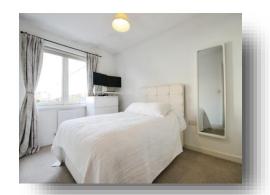
# Trem Y Bae, Penarth

- A well presented home with a quiet cul-de-sac location in the sought after coastal town of Penarth.
- Three bedrooms, master ensuite and a family bathroom
- Lounge with access to the garden, a contemporary kitchen/dining room replete with integrated appliances and a cloakroom/WC
- Southerly facing rear garden and two parking spaces to the front.

Tenure: Freehold EPC Rating: B

## directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the third exit onto Albert Road. Take the first left hand turn onto Plassey Street and then take the fourth right onto Plassey Square. At the T-junction turn right onto Gibson Way and proceed to the end of the road and turn right onto Trem Elai. Follow the road around to the right and take the second right onto Trem Y Bae, where the property can be found on the left hand side.

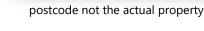








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