



Plas Taliesin, Penarth, CF64 1TN

Welcome to

Plas Taliesin, Penarth

Offered with NO CHAIN and located in the sought after Marina in Penarth, this four bedroom townhouse offers spacious accommodation and water views from most windows. With an open plan kitchen/diner, two reception rooms, ensuite, cloakroom/WC, parking and garden.

Entrance Hall

Entered via a contemporary solid door with double glazed inset light, attractive travertine tiled floor, radiator, stairs to first floor and doors to the cloakroom/WC, sitting room and kitchen/dining room.

Cloakroom

Wall mounted wash hand basin, wc with enclosed cistern, travertine tiled floor and splash backs, towel style radiator and integrated shelving.

Kitchen/dining room

17' 3" x 13' 10" (5.26m x 4.22m)

Double glazed double doors to rear garden, one and a half bowl sink and drainer unit with mixer tap over, 'Howdens' fitted kitchen with under unit lights and wooden breakfast bar, fitted range with electric oven and 5 ring gas hob, wall mounted 'Worcester' gas central heating combi boiler, space for washing machine, dishwasher and fridge-freezer, travertine tiled floor, spot lights, radiator, space for table and chairs,

Sitting Room

12' 6" x 11' 4" max (3.81m x 3.45m max)

Double glazed sliding door to front providing access to the front forecourt and views onto the marina basin, engineered bamboo flooring and radiator.

1st Floor Landing

Spindles and balustrades, doors to master bedroom and lounge, radiator and stairs to the second floor.

Lounge

15' 10" into bay x 15' 10" (4.83m into bay x 4.83m)

A spacious and light living space with double glazed bay window to front with unobstructed views over the marina basin, further double glazed window to front and two radiators.

Bedroom 1

15' 10" x 9' 10" (4.83m x 3.00m)

Two double glazed windows to rear with side water views across Cardiff Bay, two radiators and door to the ENSUITE.

Ensuite

Walk-in ensuite shower cubicle with glass shower screen, wall mounted wash hand basin with mixer tap over, wc, contemporary tiled splash backs and towel style radiator,

2nd Floor Landing

Spindles and balustrades, storage cupboard, loft access and doors to three bedrooms and bathroom.

Bedroom 2

15' 9" x 10' 1" (4.80m x 3.07m)

Two double glazed windows to rear with side water views across Cardiff Bay, two radiators.

Bedroom 3

8' 7" x 12' 8" into bay (2.62m x 3.86m into bay)

Double glazed bay window to front with deep sill and direct views onto the marina basin, storage cupboard and radiator.

Bedroom 4

12' 8" x 6' 8" (3.86m x 2.03m)

Double glazed bay window to front with deep sill and direct views onto the marina basin, radiator

Bathroom

Wall mounted wash hand basin with mixer tap over, wc, panelled bath with mains fed shower and mixer taps over, contemporary tiled splash backs and towel style radiator.

Front Garden

Paved forecourt with low level boundary wall overlooking the marina's basin.

Rear Garden

An enclosed courtyard style garden, laid predominantly to paving slab for easy maintenance and brick and timber fenced boundaries. Timber gate providing pedestrian access to the rear and access to the two parking spaces.

Parking

Two parking spaces located to the rear of the property and located on Plas Taliesin.



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

- Very nicely presented townhouse in Penarth Marina offered with NO CHAIN
- Water views from most rooms with two reception rooms overlooking the marina basin.
- Master bedroom with ensuite, three further bedrooms and two reception rooms
- Cloakroom/WC, open plan kitchen/dining room and parking for two cars.
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Tenure: Freehold EPC Rating: C
Council Tax Band: G

£550,000

directions to this property:

Entering the Marina from the roundabout at the end of Windsor Road, proceed down the hill and at the roundabout take the first exit onto Marconi Avenue and continue into Llwyn Passat. Proceed down to the Marina, passing the basin on the left hand side and continue into Plas Taliesin. Follow the road around to the end and the property can be found on the left hand side - there is a For Sale board located to the front of the property that overlooks the marina basin.

view this property online allenandharris.co.uk/Property/PNR106723



Property Ref:
PNR106723 - 0005

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