

# 3 Plas Taliesin

Penarth, Vale of Glamorgan, CF64 1TN



A light, modern three storey townhouse with views over the outer basin from all rear rooms including the kitchen / diner, lounge and two bedrooms. As well as these rooms, the property has a first floor main bedroom with en-suite, four bedrooms in total, two bathrooms and a converted garage which is ideal for use as a home office. There is a courtyard garden to the rear as well as some seating space to the front with off road parking. The location is ideal for access to all that Penarth Marina has to offer including supermarket, pub, cafes and restaurant. EPC: C.

**David  
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**£485,000**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Tiled floor. Useful fitted work surface with plumbing for washing machine, wall caninets and a built-in cupboard. Central heating radiator. Power points. Recessed lights. Doors to the study, kitchen/diner and cloakroom. uPVC double glazed front door.

#### **Study / Home Office** *9' 7" x 12' 10" (2.92m x 3.9m)*

Laminate flooring. Central heating radiator. Power points. Under stair cupboard. This is a very useful and ideal as a study / home working space, gym or play room. It was originally the garage and has access to storage space at the front which still retains the garage door.

#### **Kitchen / Diner** *15' 11" x 18' 8" into doorway (4.85m x 5.7m into doorway)*

A sizeable kitchen / dining / living space on the ground floor, with uPVC double glazed window and double doors opening out into the courtyard. Fitted kitchen comprising wall units and base units with gloss doors and laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob, extractor hood and fridge freezer. One and a half bowl sink with drainer. Power points. Central heating radiator. Recessed lights. TV point.

#### **Cloakroom** *3' 0" x 5' 8" (0.91m x 1.73m)*

Tiled floor continued from the entrance hall. WC and wash hand basin. Recessed light. Extractor fan.

### First Floor

#### **Landing**

Laminate floor. Power point. Doors to the lounge and main bedroom.

#### **Living Room** *15' 11" x 17' 0" into bay (4.84m x 5.17m into bay)*

Laminate flooring. Double glazed window and bay window with double doors that open onto a Juliette balcony with water views. Fitted vertical blinds. Two central heating radiators. Power points and TV point. Coved ceiling.

#### **Bedroom 1** *15' 9" into wardrobes x 10' 0" (4.81m into wardrobes x 3.05m)*

A spacious main bedroom with extensive fitted wardrobes and an en-suite shower room. Laminate floor. Two double glazed windows to the front. Power points and TV point. Two central heating radiators. Coved ceiling.

#### **En-Suite** *4' 8" x 6' 5" (1.42m x 1.95m)*

A fully tiled shower room featuring a walk-in shower with inset shelf and glass screen, WC and wash hand basin with storage below. Recessed lights. Heated towel rail. Extractor fan. Fitted cabinet with mirrored door and light.

### Second Floor

#### **Second Floor Landing**

Laminate floor. Fitted carpet to the stairs. Built-in cupboard with hot water cylinder. Power point. Doors to two bedrooms and the bathroom. Hatch to the loft space.

#### **Bedroom 2** *15' 9" into wardrobes x 9' 10" (4.81m into wardrobes x 3m)*

Double bedroom with two double glazed windows - both with fitted vertical blinds. Two central heating radiators. Power points. Extensive fitted wardrobes with mirrored sliding doors. Coved ceiling.

**Bedroom 3** 8' 10" x 13' 10" into bay (2.69m x 4.22m into bay)

Laminate flooring. Double glazed bay window to the rear with water views over the Marina towards the Custom House. Central heating radiator. Power points. Built-in cupboard. TV point. Coved ceiling.

**Bedroom 4** 6' 8" x 16' 7" (2.03m x 5.06m)

Laminate floor. Double glazed window to the rear, once again looking towards the Marina. Central heating radiator. Power points. Coved ceiling.

**Bathroom** 5' 0" x 6' 3" (1.52m x 1.9m)

A modern, fully tiled shower room comprising a walk-in shower, WC and wash hand basin with storage below. Shaver point. Fitted cabinet with light and mirrored door. Heated towel rail. Recessed lights. Extractor fan.

**Outside**

**Front**

The property benefits from having off road parking for two cars, as well as an area for seating.

**Rear Garden**

An enclosed courtyard garden laid to paving, with steel and frosted glass privacy screens and a gate out into the communal area that leads to the inner basin.

**Additional Information**

**Tenure**

We have been informed by the vendor that the property is held on a freehold basis.

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3,123.66 for the year 2023/24.

**Service Charge**

We have been informed by the vendors that the current service charge is £33.50 per month, and that as owners, they have a share in the Portway Marina Authority. This service charge covers maintenance of communal external areas.

**Approximate Gross Internal Area**

1388 sq ft / 129 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan









