

# 41 Trem Elai

Penarth, Vale of Glamorgan, CF64 1TB



A light and airy modern apartment with uninterrupted panoramic views over Cardiff City and Cardiff Bay. Located in the popular purpose-built Crest Nicholson development close to Plassey Square Park. This first floor apartment comprises an open plan living / dining room with kitchen, two double bedrooms and two quality bathrooms. The property is ideal for a wide range of buyers and viewing is advised in order to appreciate its quality and location. EPC: B. No onward chain.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£200,000**

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## **Communal Hall**

Entry to the property is by keypad / intercom into a communal entrance and stairwell leading to all flats. The hall has a door to the outside communal courtyard for bin storage and a secure bicycle store.

## **Accommodation**

### **Entrance Hall 8' 2" x 7' 3" (2.5m x 2.22m)**

A welcoming entrance hall includes veneered doors to all rooms. The hall has an intercom door-entry phone, power points, phone point and a central heating radiator. A built-in cloaks/store cupboard contains the electrical consumer unit. Fitted carpet and doormat.

### **Living / Dining / Kitchen 15' 11" x 15' 3" (4.86m x 4.66m)**

A spacious open plan area that combines the living and dining areas with the kitchen. The space is dual aspect with a double-glazed hardwood window and French doors leading out to the balcony. The kitchen area contains a good range of fitted wall and base units with white gloss cabinet doors and a contrasting laminate work surface. The one and a half bowl stainless steel sink and drainer includes a mixer Hansgrohe lever tap. The integrated Bosch appliances include an electric oven, four burner gas hob, extractor hood, dishwasher, fridge freezer and washing machine. One cupboard contains a concealed Baxi gas combination boiler (serviced annually). Part tiled walls. Extractor fan. Power points and TV point. Central heating radiator. Fitted carpet and vinyl floor.

### **Balcony 9' 11" x 6' 4" (3.03m x 1.92m)**

A south facing timber decked balcony with anti-slip treads and a glass and steel balustrade. This pleasant southerly aspect allows light throughout the day and the balcony has space for chairs and / or a table. Its elevated position also allows access to panoramic views of Cardiff city and the Bay. Outside light.

### **Bedroom 1 10' 4" x 12' 3" to doorway (3.14m x 3.74m to doorway)**

A double bedroom with an ensuite shower room and access onto the south facing balcony through full-height French doors with side opening windows. Venetian blinds are fitted to the windows and doors. Central heating radiator. Power points and TV point. Fitted carpet.

### **En-Suite 6' 11" x 5' 1" (2.12m x 1.56m)**

A good sized en-suite comprising of large shower cubicle with attractive contrast wall tiling and a Hansgrohe mixer shower. The contemporary suite has a back to wall WC and Roca wash hand basin. Chrome heated towel rail, extractor fan and vinyl flooring.

### **Bedroom 2 10' 4" x 11' 11" to doorway (3.15m x 3.63m to doorway)**

The second double bedroom is again dual aspect with amazing views out over Cardiff and beyond through both the hardwood double glazed windows. This bedroom could be adapted as a second sitting room. Fitted carpet and venetian blinds. Central heating radiator. Power points and TV point.

### **Bathroom 7' 5" x 7' 4" (2.27m x 2.23m)**

Contemporary style bathroom with a quality suite comprising a panelled bath with Hansgrohe mixer shower and glass screen, a back to wall WC and Roca wash hand basin. Heated towel rail. Extractor fan. Shaver point. Vinyl flooring and part tiled walls.

## **Outside**

### **Parking**

There is one allocated parking space plus open access to visitor spaces.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis (CYM668277) with 125 years to run from 1st January 2010 (110 years remaining).

### Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,448.16 for the year 2024/25.

### Service Charge

£2,400 p.a. (2024/25).

### Ground Rent

£250 p.a. (2024/25).

### Approximate Gross Internal Area

613 sq ft / 56 sq m.

### Utilities

The property is connected to mains gas, electricity, water and sewerage services.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan











