

51 Trem Elai

Penarth, Vale of Glamorgan, CF64 1TB



A larger style three bedroom terraced property, made open plan on the ground floor by the original owner and further improved by the current owner to include a new, upgraded kitchen. The ground floor accommodation comprises the hall, WC, kitchen and living / dining room while there are three bedrooms and two bathrooms above. There are two allocated parking spaces to the front, and the garden has been re-landscaped and is now a very attractive and pleasant sitting and entertaining space with patio, lawn and decked areas as well as raised beds. There are views over Cardiff to the front from the master bedroom, and of the Bristol Channel from the rear bedrooms. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£340,000

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Accommodation

Ground Floor

Hall

Laminate floor. Doors to the kitchen and WC. Central heating. Power points. Built-in cupboard and under stair cupboard. Wooden front door with glazed panel.

Kitchen 8' 0" x 9' 10" (2.43m x 3m)

A new kitchen, comprising fitted wall cupboards and base units with light and dark grey shaker style doors and quartz work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer, washing machine and dishwasher. Single bowl countersunk sink with drainer. Wooden double glazed window to the front with fitted shutters. Power points. Central heating radiator. This space is open to the living and dining areas and has a pleasant amount of light with views out to the front and rear.

Living / Dining Room 15' 11" max x 17' 1" max (4.85m max x 5.21m max)

An open plan space which provides room for sitting and dining with views over the garden from the wooden double glazed window and double doors. Laminate floor continued from the hall and kitchen. Central heating radiator. Power, data and TV points. Under stair cupboard.

WC 3' 1" x 6' 8" (0.95m x 2.02m)

WC and sink. Laminate floor. Central heating radiator. Extractor fan. Fitted mirror and shelf.

First Floor

Landing

Fitted carpet to the stairs and landing. Large built-in cupboard with gas combination boiler. Doors to the three bedrooms and bathroom. Power points.

Bedroom 1 11' 11" x 10' 3" (3.62m x 3.12m)

A double bedroom with en-suite bathroom, across the full width of the front of the house and with views to the side over Cardiff from the wooden double glazed doors and Juliet balcony. Fitted carpet. Central heating radiator. Power points and TV point. Sizeable recess allowing for wardrobes. Door to the en-suite.

En-Suite 3' 4" x 9' 1" (1.01m x 2.77m)

Laminate floor and part tiled walls. Shower cubicle with mixer shower, WC and sink. Heated towel rail. Extractor fan. Shaver point. Wooden double glazed window to the front.

Bedroom 2 8' 1" x 12' 3" (2.47m x 3.74m)

Double bedroom with double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 7' 5" x 8' 9" (2.27m x 2.66m)

A single bedroom, ideal as a home office and with wooden double glazed window overlooking the garden. Fitted carpet. Power points.

Bathroom 8' 1" x 6' 5" (2.47m x 1.95m)

Laminate flooring and part tiled walls. Suite comprising a bath with mixer shower and glass screen, WC and sink. Heated towel rail. Extractor fan. Fitted mirror and wall cabinet. Shaver point.

Outside

Front

There are two allocated car parking spaces to the front.

Rear Garden

A re-landscaped rear garden with an easterly aspect. Very attractive areas laid to paving, lawn and timber decking, with two raised planting beds and a timber shed.

Additional Information

Tenure

The property is held on a freehold basis (CYM688452).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

Approximate Gross Internal Area

850 sq ft / 79.0 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











