

16 Plas Pamir

Penarth, Vale of Glamorgan, CF64 1BT



An exceptional, modern three storey townhouse located in a quiet, private part of Penarth Marina overlooking the Town Quay Pontoon on one side and with views towards Cardiff Bay on the other. Considerably improved by the current owners and in superb condition throughout, the ground floor accommodation comprises a large entrance hall, kitchen / dining / living space that opens onto the garden, a cloakroom and a useful utility room. The main living room with balcony and the master bedroom with en-suite are found on the first floor while there are three further bedrooms and a bathroom on the top floor. Aside from the rear garden and balcony, the property also benefits from having off road parking for two cars. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£550,000

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Accommodation

Ground Floor

Hall 9' 7" x 17' 4" (2.93m x 5.28m)

A very spacious, welcoming and practical entrance hall that can provide fantastic storage. Composite front door and uPVC double glazed window. Door into the kitchen / diner. Central heating radiator. Power points. Recessed lighting. Two Velux windows.

Kitchen / Dining / Living Room 15' 9" x 18' 11" to doorway (4.81m x 5.76m to doorway)

This is a superb open plan kitchen / dining / living space with uPVC double glazed doors that open into the courtyard garden. Additional uPVC double glazed window. Fitted kitchen comprising wall units and base units with quartz work surfaces and a matching central island with pop up power sockets. Integrated appliances including two electric ovens and four zone induction hob (all Neff), a dishwasher, counter level freezer and a fridge freezer. One and a half bowl countersunk stainless steel sink with drainer. Recessed lights. Tall central heating radiator. Tiled flooring throughout. Plenty of room for a dining table and chairs as well as seats and / or sofa. Door to the utility room.

Utility Room 5' 10" x 12' 9" to doorway (1.77m x 3.89m to doorway)

Tiled flooring continued from the kitchen. Fitted wall units and base units with quartz work surfaces. Countersunk stainless steel sink. Plumbing for washing machine and dryer. uPVC double glazed window with fitted Venetian blinds. Power points. Central heating radiator. Part tiled walls. Door to the WC.

WC 2' 2" x 4' 8" (0.66m x 1.42m)

Tiled floor continued from the kitchen and utility room. WC and sink with storage below. Part tiled walls. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to the living room and bedroom. Power points.

Living Room 15' 11" x 15' 7" into bay (4.84m x 4.76m into bay)

The main reception room with uPVC double glazed bay windows and doors onto the balcony with south facing views over the Town Quay Pontoon. Additional uPVC double glazed window to the same side. Coved ceiling. Two central heating radiators. Power points.

Bedroom 1 15' 11" x 9' 9" (4.85m x 2.96m)

Double bedroom across the full width of the property, with two uPVC double glazed window looking out towards Cardiff Bay. Both fitted with shutters. Two central heating radiators. Power points. Fitted wardrobes. Door to the en-suite.

En-Suite 5' 7" x 6' 7" (1.71m x 2m)

Vinyl floor and part tiled walls. Suite comprising a large walk-in shower with twin head mixer shower, a WC and a sink with storage below. Heated towel rail. Extractor fan. Fitted cabinet with mirrored door and light & demister.

Second Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving. Doors to three bedrooms and the bathroom.

Bedroom 2 15' 11" x 9' 9" (4.84m x 2.98m)

Double bedroom across the full width of the property with views across the road to Cardiff Bay. Two uPVC double glazed windows, both with fitted Venetian blinds. Fitted carpet. Two central heating radiators. Power points.

Bedroom 3 8' 7" x 12' 6" into bay (2.62m x 3.82m into bay)

Double bedroom with uPVC double glazed bay window overlooking the Marina. Laminate flooring. Central heating radiator. Power points. Built-in cupboard with fitted shelving.

Bedroom 4 6' 11" x 12' 8" (2.12m x 3.85m)

Another good size bedroom with uPVC double glazed window overlooking the Town Quay Pontoon. Laminate floor. Central heating radiator. Power points.

Bathroom 5' 9" x 6' 7" (1.74m x 2m)

Fully tiled with suite comprising a paneled bath with twin head mixer shower and glass screen, a WC and a sink. Extractor fan. Central heating radiator.

Outside

Garden and Parking

The property benefits from off-road parking to one side that has space for two cars side by side, leading to the front door. On the southerly side of the house is a courtyard garden, laid to paving and with access onto the pedestrianised section of Penarth Marina that runs alongside the Town Quay Pontoon.

Balcony

Located off the living room, on the southerly side of the building, the balcony is laid to composite decking and has room for furniture and overlooks the Marina.

Additional Information

Tenure

The property is held on a freehold basis (WA391068).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,540.02 for 2025/26.

Approximate Gross Internal Area

1444 sq ft / 134.2 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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