



56, Trem Elai
Penarth, CF64 1TB

Watts
& Morgan



56, Trem Elai

Penarth CF64 1TB

£550,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, spacious four bedroom mid-terrace family home enjoying elevated panoramic views over Penarth Marina, Cardiff Bay and beyond. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hallway, open-plan kitchen/dining/living room, ground floor cloakroom. First floor landing, living room, spacious double bedroom and a family bathroom. Second floor landing, spacious primary bedroom with en-suite, a further double bedroom and a single bedroom. Externally the property benefits from a private and enclosed landscaped rear garden, a decked front garden providing elevated views, a detached garage and one allocated parking space. EPC rating 'B'.

Directions

Your local office: Penarth
T 02920 712266 (1)
E penarth@wattsandmorgan.co.uk



Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door into a welcoming hallway with carpeted flooring and a carpeted staircase leading to the first floor.

The open-plan kitchen/dining/living room is the focal point of the home and enjoys tiled flooring, recessed ceiling spotlights and a set of wooden double-glazed French doors providing access to the front elevation onto a composite deck enjoying elevated views over Penarth Marina, Cardiff Bay and beyond. The kitchen has been fitted with a range of wall, tower and base units with quartz work surfaces. Integral 'Bosch' appliances to remain include; an electric oven/grill, a 4-ring gas hob located in the island unit with a feature extractor fan over, a dishwasher and a fridge/freezer. The kitchen further benefits from matching quartz splash-back and upstands, an under-mounted bowl and a half composite sink with a feature mixer tap over, an island unit with quartz work surfaces and breakfast bar overhang and wooden double-glazed bi-folding doors providing access to the rear garden.

The utility cupboard provides ample space for storage. Space and plumbing has been provided for freestanding white goods.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from tiled flooring and partially tiled splash-back.

FIRST FLOOR

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor.

The spacious living room benefits from carpeted flooring, a central feature electric fireplace and a wooden double-glazed Juliette balcony with double-glazed side windows to the front elevation enjoying elevated panoramic views.

Bedroom two is a spacious double bedroom and benefits from carpeted flooring and two wooden double-glazed windows to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

SECOND FLOOR

The second floor landing benefits from carpeted flooring, a recessed storage cupboard housing the 'Potterton' boiler and a loft hatch providing access to the loft space.

The primary bedroom is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and two wooden floor to ceiling double-glazed windows providing yet more elevated views. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

Bedroom three is another double bedroom enjoying carpeted flooring and a wooden double-glazed window to the rear elevation.

Bedroom four is a single bedroom (currently used as an office) and benefits from carpeted flooring and a wooden double-glazed window to the rear elevation.

GARDENS AND GROUNDS

56 Trem Elai is approached off the road to the rear via electric gates into a private car park and communal garden. The property benefits from an allocated parking space beyond which is a spacious detached garage with an electric roller door, full electrical services and a pedestrian door leading to the rear garden.

The private and enclosed South facing rear garden is laid with patio tiles and provides ample space for outdoor entertaining and dining. The rear garden further benefits from a remote controlled electric awning with lights, water and electric connections.

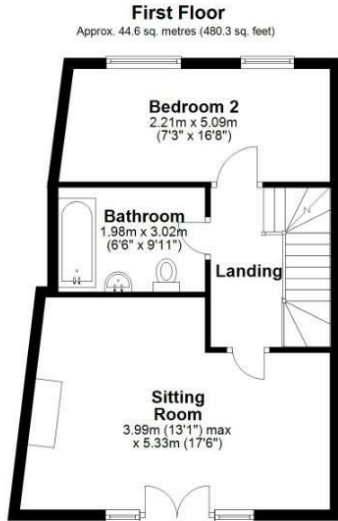
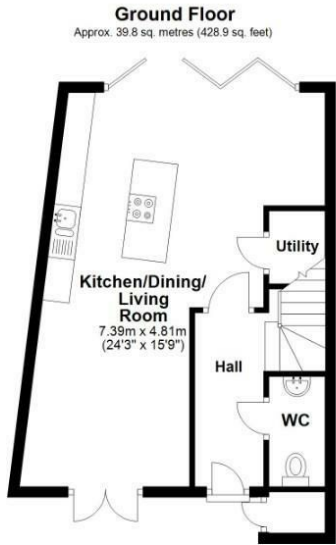
ADDITIONAL INFORMATION

All mains services connected. Freehold.

Council tax band 'G'.

We have been reliably informed that the service charge is approximately £360pa.



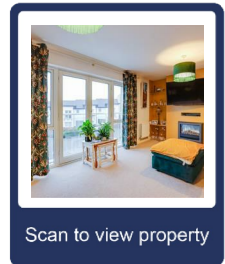


Total area: approx. 128.6 sq. metres (1384.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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