



14 Plas St. Andresse  
Penarth, Vale of Glamorgan, CF64 1BW

Watts  
& Morgan







# 14 Plas St. Adresse

Penarth, Vale of Glamorgan, CF64 1BW

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**£550,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An immaculately presented, four bedroom townhouse with elevated views over Penarth Marina. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The accommodation set over three floors briefly comprises; open-plan kitchen/breakfast room, dining room, ground floor hallway and cloakroom. First floor landing, spacious living room with access onto a private balcony with elevated water views, generous primary bedroom with en-suite. Second floor landing, two further double bedrooms, a spacious single bedroom and a family bathroom. Externally the property benefits from a private driveway providing off-road parking with additional visitor parking available and an enclosed South-facing rear courtyard garden. EPC Rating; 'C'.

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## Directions

Penarth Town Centre – 1.6 miles

Cardiff City Centre – 3.6 miles

M4 Motorway – 9.6 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into the open-plan kitchen/breakfast room.

The kitchen showcases a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a 'Bosch' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, matching granite up-stands, feature glass splash-back, a peninsular unit with breakfast bar overhang, an under-stairs storage cupboard, a cupboard housing the wall-mounted 'Ideal' combi boiler and a uPVC double glazed window to the rear elevation.

The dining room enjoys tiled flooring, a central feature light point and a set of uPVC double-glazed bi-folding doors providing access to the garden.

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, tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

The ground-floor hallway enjoys feature tiled flooring, an oak staircase with a feature glass balustrade and a uPVC glazed door providing further access to the garden.

### First Floor

The first floor landing benefits from wood flooring and an oak staircase with a glass balustrade leading to the second floor.

The living room enjoys continuation of wood flooring, a uPVC double-glazed window to the front elevation and a set of uPVC double-glazed French doors providing access to the private balcony enjoying elevated views over Penarth Marina.

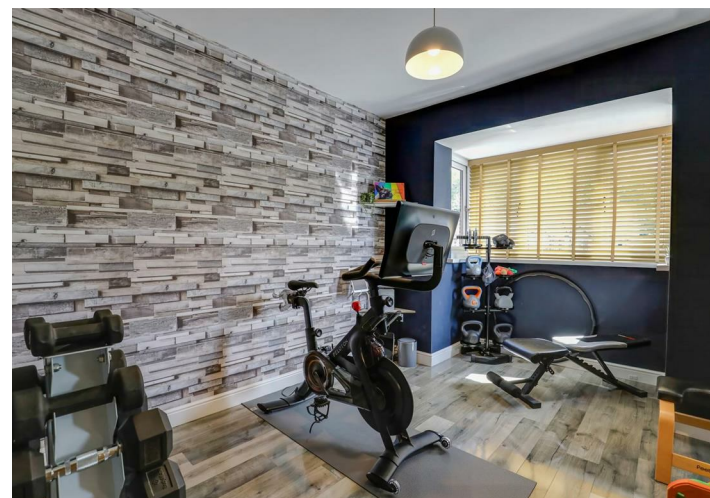
Bedroom one, currently used as a study, benefits from continuation of wood flooring and two uPVC double-glazed windows to the rear elevation. The en-suite has been fitted with a 3-piece suite comprising; a walk-in glass shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity and a WC. The en-suite further benefits from vinyl flooring, partially tiled splash-back, a wall-mounted chrome towel radiator and an extractor fan.

### Second Floor

The second floor landing benefits from oak wood flooring, a recessed storage cupboard and a loft hatch providing access to the loft space.

Bedroom two is a spacious double bedroom enjoying laminate wood flooring, a central feature light point and two uPVC double-glazed windows to the rear elevation.

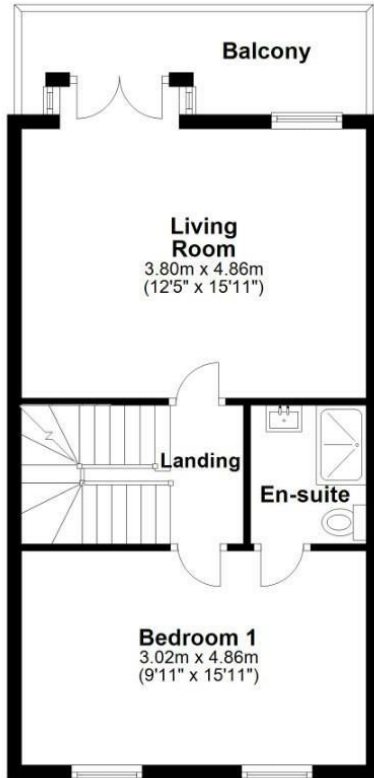
Bedroom three is another double bedroom and benefits from laminate wood flooring, a recessed storage cupboard and a uPVC double-glazed box bay window providing further views over Penarth Marina.





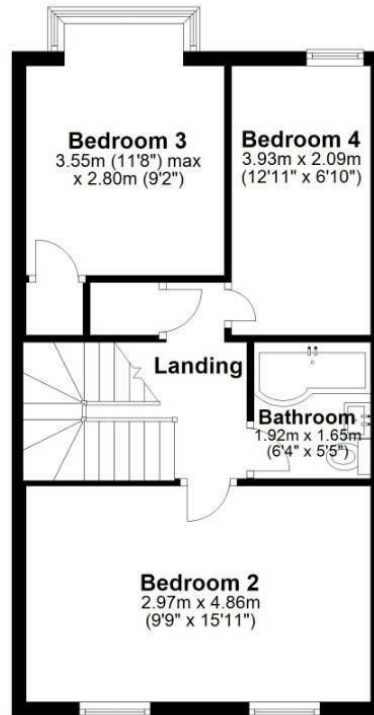
### First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



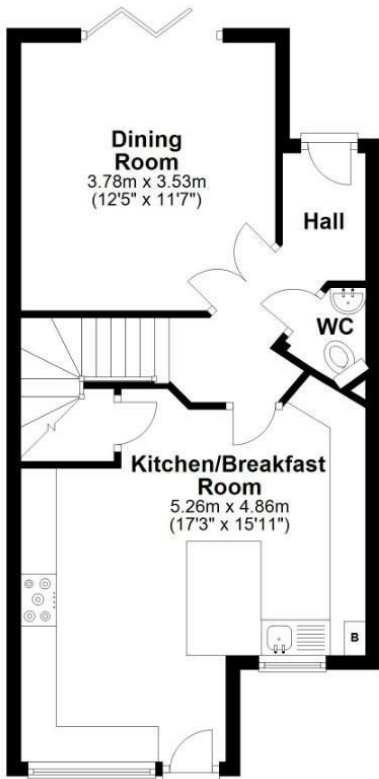
### Second Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



### Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 134.0 sq. metres (1442.1 sq. feet)

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

Bedroom four, currently used as a walk-in wardrobe, benefits from laminate wood flooring and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a 'P'-shaped panelled bath with a feature rainfall shower over and a hand-held shower attachment, 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.

### Gardens & Grounds

14 Plas St. Andresse is approached off the road to the rear of the property onto a private driveway providing off-road parking for two vehicles, additional visitor parking is available. The enclosed south-facing courtyard garden provides ample space for outdoor entertaining and dining, a pedestrian gate provides access onto the marina.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'G'.

We have been reliably informed that the Service Charge is approximately £402pa.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		79	87
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property

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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