



## Plas Pamir, offers in the region of £230,000

- Set in the heart of Penarth Marina
- Council Tax Band - D - EPC D
- MODERN FITTINGS THROUGHOUT, WITH RECENT UPGRADES
- IDEAL FIRST TIME BUY/ HOLIDAY HOME/ AIR BNB
- NO ONGOING CHAIN
- EPC Rating: D





## About the property

ALLOCATED PARKING SPACE - FRONT GARDEN -  
IDEAL FIRST TIME BUY/ HOLIDAY HOME/ AIR BNB. Set  
in the heart of Penarth Marina, within close  
proximity to Cardiff Bay, Restaurants, Bars,  
Supermarkets, train station, link roads leading to M4  
corridor.

## Accommodation

### Living Room/Kitchen

19' 7" max x 13' 4" max ( 5.97m max x 4.06m max )

Open plan Living/ Kitchen/ Breakfast Area.

Enter via a UPVC glazed door, T.V. point, power points,  
radiator, tiled flooring with under floor heating, matching wall  
and base units with complimentary work tops, fitted breakfast  
bar, inset sink, drainer and mixer tap, recently renewed gas  
hob, oven and overhead cooker hood, integrated  
microwave, integrated fridge freezer, integrated washing  
machine, wine cooler to under stair, concealed pantry, stairs  
to first floor, two windows to front with fitted custom made  
shutters to remain.

### Landing



Fitted carpet, power points, radiator, window to side.

## Bedroom One

11' 7" max x 8' 8" ( 3.53m max x 2.64m )

Fitted wardrobes, fitted carpet, power points, radiator, loft hatch, window to front aspect with fitted custom made shutters

## Shower Room

W.C., wash hand basin, shower, splash back tiled areas, radiator, window to front aspect.

## Management Fees

We have been advised by the seller that there is a monthly management fee to Seel & Co - £33.50 - to maintain surrounding areas, litter picking, cutting grass etc

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

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