



THE HORIZON
TREM ELAI
PENARTH CF64 1TE

OFFERS IN EXCESS OF
£399,950



TWO BEDROOM PENTHOUSE APARTMENT



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****RARELY AVAILABLE PENTHOUSE APARTMENT* PANORAMIC VIEWS**** MGY are pleased to present for sale a superb two bedroom, penthouse apartment situated within the popular Penarth Heights development, The Horizon, Trem Elai. One of only two penthouses within the development, located to capitalise outstanding views from every room. The immaculate property comprises spacious hallway, large open plan living area including modern kitchen, two double bedrooms, both with en-suite, cloakroom and large decked balcony with stunning panoramic views. The apartment benefits from double glazing throughout, gas central heating, security entry intercom system, secure gated access to an allocated undercroft parking space and visitor parking.

LOCATION

Trem Elai is situated a short walk to Penarth Marina, Plassey Square, Penarth Town Centre and the seafront. The quiet development offers communal gardens and panoramic views across Penarth Marina, Cardiff Bay, The Bristol Channel and the Somerset coast. The property is also within easy reach of excellent road links, providing access to the A4232, Cardiff Bay and the M4 motorway.

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces, Penarth Pier and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Dingle train station is also a 3 minute walk away. Penarth is home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

ENTRANCE

Entered via double glazed door into communal hallway. Telecom entry system. Stairs to all levels. Lift.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 957.988 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

19' 1" x 6' 3" (5.83m x 1.91m)

Spacious entrance hall. Doors to two double en-suite bedrooms, lounge/kitchen/diner, double storage cupboard with shelving and plumbing for washing machine, boiler cupboard and WC. Porcelain tiled flooring. Telecom entry system. Radiator.

LOUNGE/KITCHEN/DINER

24' 2" x 17' 5" (7.38m x 5.33m)

A stunning, open-plan lounge/kitchen/diner with fantastic corner window and doors overlooking Cardiff and beyond. The sliding patio doors take you out to the terrace with glass boundary fence and external lighting. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Feature central island/breakfast bar with base units, worktop and space for stools. Integrated fridge/freezer and dishwasher. Fitted electric oven with gas hob and extractor fan over. Glass splash backs. Part tiled flooring and part Luxury Vinyl Tile. Two radiators. uPVC double glazed window to front. Spotlights. Extractor fan.

MASTER BEDROOM

13' 11" x 9' 3" (4.26m x 2.82m)

uPVC double glazed window with patio door to superb rear balcony. Radiator. Opening to dressing room, door to en-suite.

DRESSING ROOM

5' 8" x 5' 8" (1.75m x 1.74m)

Fitted wardrobes to two walls with sliding doors. LVT flooring.

ENSUITE

8' 0" x 7' 1" (2.45m x 2.18m)

A modern suite to include low level WC, wash hand basin, panelled bath with shower attachment, and shower cubicle. Part tiled walls. Ladder radiator. Extractor fan, spotlights, uPVC double glazed window to side. Shaver point.



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BEDROOM TWO

13' 11" x 10' 1" (4.25m x 3.08m)

Corner uPVC double glazed window to side aspect with sensational panoramic views over Cardiff. Radiator. Door to en-suite two.

ENSUITE

7' 7" x 5' 7" (2.32m x 1.71m)

Another stylish suite comprising low level WC, modern wash hand basin and double shower cubicle with glass screen. Part tiled walls. Ladder radiator. Extractor fan, spotlights, uPVC double glazed window to rear. Shaver point.

BALCONY

Large decked balcony with stunning views across Cardiff Bay, The Bristol Channel and beyond. Accessed from the living room and master bedroom.

CLOAKROOM

Low level W.C with dual flush. Wall mounted wash hand basin with dual tap and tiled splash back. Radiator. Spotlights.

COMMUNAL GARDEN

Laid to lawn with seating area. Access to bin and bike store.

PARKING

One allocated undercroft parking space accessed via secure gated entrance. Additional visitors spaces.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2016. Service charges of £4,800 per annum, which includes building insurance, security entry intercom system, secure gated access to an allocated parking space, visitor parking, lift maintenance, maintenance of internal and external communal areas, regular cleaning, refuse disposal and external bike storage. This property is on a water meter. Ground rent £350 per annum.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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