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CARDIFF

VALE

CAERPHILLY

BRISTOL



Trem Elai

PENARTH

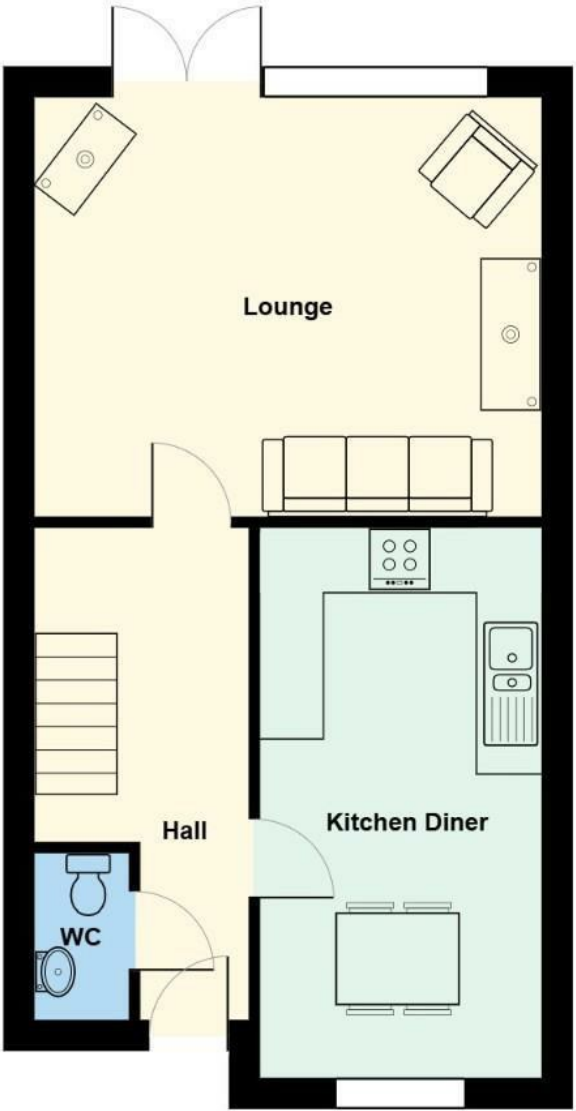


The development of Penarth Heights built by Crest Nicholson Developers has proven to be very popular with young & old alike. The build attention to detail is second to none. Well situated for the train station at Cogan or Dingle Road with the town center being a short walk away.

Comments by Mr Jeff Hopkins



Property Specialist
Mr Jeff Hopkins
Valuer
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Comments by the Homeowner



Trem Elai

Penarth, Penarth, CF64 1TB

Offers In Excess Of

£325,000



3 Bedroom(s)



2 Bathroom(s)



925.00 sq ft



Contact our
Penarth Branch

02920415161

A lovely family home located in this popular location which is within a short walk on Penarth town centre and both Dingle Road and Cogan railway stations. The area enjoys panoramic views accross Cardiff Bay. The property is well presented throughout and has a neat rear garden and two allocated parking spaces.

The property benefits from a storage shed situated next to the front door. Opening into an inviting entrance hall complete with access to a downstairs w/c. there is a bright and airy living room with direct access to the landscaped rear garden through a set of patio doors. There is a separate fitted kitchen/dining room and the kitchen has been appointed with a modern range of base and eye-level units, complete with a selection of integrated appliances including an electric under-counter oven, a gas hob, an extractor, a washing machine and a fridge/freezer, as well as plumbing for a dishwasher.

To the first floor are three bedrooms, the main bedroom is complete with Juliet balcony and a modern en-suite shower room. There is a second good-sized double and a single bedroom, both enjoying use of the family bathroom.

Externally, the property enjoys a neat, enclosed rear garden, combining a paved patio, a low-maintenance artificial lawn area and a deck at the foot of the garden, all brought together with gravel borders and fences to all boundaries.



Hallway	Tenure
Cloaks/W.C	We are advised that the property is freehold. We have been informed that there is an estate service charge of £220 PA
Kitchen/Dining room 17'3 x 8'10 (5.26m x 2.69m)	Council tax
Living room 13'2 x 15'11 (4.01m x 4.85m)	Band F
First floor landing	
Bedroom 1 10'8 x 11'11 (3.25m x 3.63m)	
En-suite	
Bedroom 2 12'9 x 8'4 (3.89m x 2.54m)	
Bedroom 3 8'10 x 7'5 (2.69m x 2.26m)	
Bathroom 8'10 x 7'5 (2.69m x 2.26m)	
Outside	
There are two allocated parking spaces to the front and to the rear is a neat enclosed garden laid to paved patio, artificial lawn and a decked area with attractive gravel borders.	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

