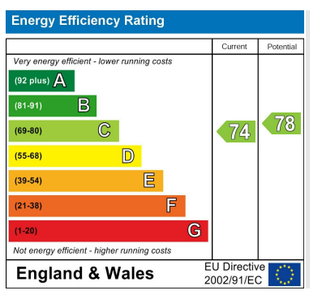
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Total area: approx. 127.4 sq. metres (1371.8 sq. feet)
35 Plas Taliesin



SHEPHERD SHARPE

35 Plas Taliesin

Penarth Marina CF64 1TN

£549,950

A rare to market double bay fronted four bedroom townhouse positioned in an enviable location directly overlooking the marina basin with private driveway parking, garage and waterside facing courtyard to the rear. Comprising entrance on first floor to hallway, living room, bedroom 1, en-suite bathroom, lower hallway to wc, dining room, kitchen and access to integral garage. Second floor with three bedrooms and bathroom. Gas central heating, air conditioning to living room and bedroom 1, carpets and curtains to remain. Freehold. NO FORWARD CHAIN.

Metal balustrade tiled external steps with timber handrail rise to a frosted glazed front door.

First Floor Entrance Hallway
6'2" x 7'4" (1.88m x 2.25m)
Entrance hall with timber style flooring, fitted ceiling light, carpeted staircase to the ground floor and stairs to the first floor. Windows to side.

Living Room
19'2" (into bay) x 12'11" (5.85m (into bay) x 3.94m)
Box bay window to rear with lovely water facing views, additional window to front elevation, large French doors taking in an elevated position with glazed Juliette balcony. Carpet, gas fireplace with marble hearth and timber surround, air-conditioning unit. Bespoke stained glass inlay over with a local theme of Penarth yacht club.

Bedroom 1
9'5" x 16'2" (2.88m x 4.94m)
Dual aspect with window to front and rear, lovely views of the marina. Carpet, central ceiling light, two radiators, dado rail, air-conditioning unit. Bespoke stained glass inlay over with a local theme of Penarth pavilion. Door to en-suite.

En-Suite Bathroom
6'2" x 5'10" (1.88m x 1.78m)
Fully tiled bathroom comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level wc. Frosted window to rear.

Lower Hallway
7'3" x 9'8" (2.23m x 2.95m)
Lower hall with timber style flooring, pendant ceiling light.

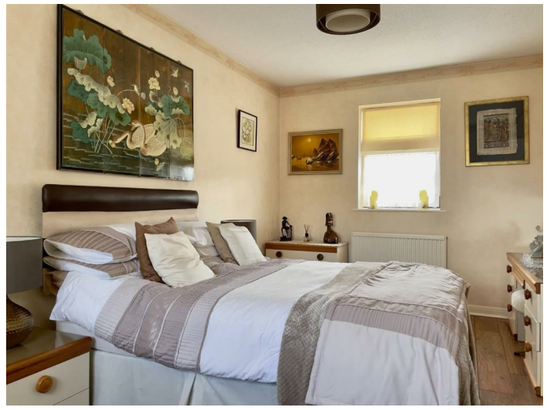
W.C.
6'4" x 5'10" (1.95m x 1.8m)
Comprises low level wc, wall hung wash hand basin, ceiling light, tiled floor, radiator. Opaque window to front.

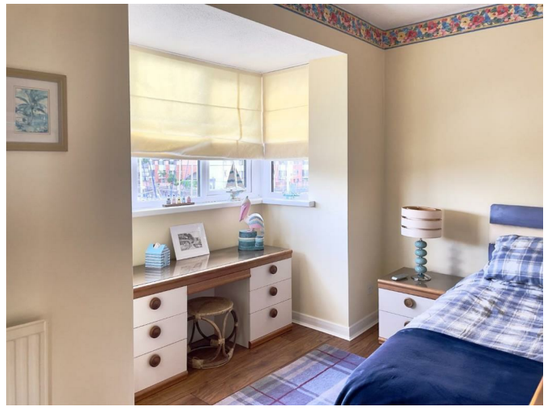
Dining Room
17'1" x 9'6" (5.22m x 2.91m)
Carpet, central ceiling lights, radiator. Double glazed doors to the rear courtyard and enjoying waterfront marina views.

Kitchen
9'5" x 8'8" (2.88m x 2.66m)
Fitted kitchen comprises a range of wall and base mounted unit, complementing roll top laminate work surfaces with a tiled splashback. Appliances to remain include a 'Bosch' electric oven, 'Neff' gas hob, plumbing for white goods, freestanding low level fridge, central ceiling light. Large window to rear courtyard and marina.

Integral Garage
17'3" x 9'7" (5.26m x 2.94m)
Lockable door to integral garage with manually operated 'up and over' door to front, skimmed ceiling with central light, power points, 'Valliant' wall mounted combination boiler.

35 Plas Taliesin





Second Floor Landing
9'11" x 4'0" (3.04m x 1.24m)
Timber style flooring, access to loft, pendant ceiling light. Window to front.

Bedroom 2
9'7" x 16'2" (2.93m x 4.94m)
Dual aspect with window to front and rear, views of the marina. Timber flooring, pendant ceiling light, two radiators.

Bedroom 3
12'10" x 9'7" (into bay) (3.92m x 2.93m (into bay))
Box bay window to rear enjoying lovely water views. Timber flooring, pendant ceiling light, radiator.

Bedroom 4
8'11" x 12'11" (2.73m x 3.94m)
Window to front. Timber flooring, pendant ceiling light, radiator.

Bathroom
6'3" x 5'9" (1.91m x 1.76m)
Fully tiled three piece suite comprising panelled bath with shower attachment and mixer tap, pedestal wash hand basin and wc. Radiator, central ceiling light. Frosted window to rear.

Front
Herringbone block paviour driveway with parking leading to single integral garage.

Rear Garden
The rear of the property is marina facing with a low drop wall to enhanced the position, paved courtyard style seating and entertaining area.

Council Tax
Band G £3,768.63 p.a. (26/27)

Post Code
CF64 1TN