

26 Trem y Bae

Penarth, Vale of Glamorgan, CF64 1TG



A very spacious and versatile three-storey townhouse, situated within this popular modern development and enjoying stunning views across Cardiff. The property benefits from a roof terrace, enclosed rear garden and is offered for sale with no onward chain. The accommodation comprises an entrance hall, sitting room/study, WC, kitchen/diner and utility room to the ground floor. The first floor provides a spacious living room, double bedroom and family bathroom, while the second floor offers two further double bedrooms, including a principal bedroom with dressing room and en suite shower room, together with a further en suite bedroom. The location is in catchment for Albert Road and Stanwell Schools and within easy reach of Penarth Marina and the Cardiff Bay Barrage. EPC: B.

David Baker & Co.

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Offers Over £650,000

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Accommodation

Ground Floor

Hall

Wood-effect Amtico flooring, doors leading to the sitting room/study, WC and kitchen/diner, staircase to the first floor and useful storage.

Kitchen / Diner 9' 5" x 19' 9" (2.87m x 6.01m)

A spacious open-plan kitchen and dining area with a double-glazed window to the front enjoying far-reaching views across Cardiff and towards the hills beyond, together with doors opening onto the rear garden. The fitted kitchen comprises a range of wall and base units, including a tall larder cupboard, with marble-effect quartzite stone work surfaces. Integrated Bosch appliances include an electric oven, grill, four-ring electric hob and extractor hood. There is a freestanding dishwasher and space for an American-style fridge/freezer. One-and-a-half bowl stainless steel sink with mixer tap and an Insinkerator waste disposal. Space for a dining table and chairs, power points, central heating radiator, recessed ceiling lights and a extractor fan. Amtico flooring throughout.

Sitting Room / Study 11' 9" x 12' 5" (3.59m x 3.79m)

A versatile additional reception room with wood-effect Amtico flooring continued from the hall. Double doors open directly onto the rear garden, making this an ideal space for use as a children's playroom, study or additional sitting room. Central heating radiator and power points.

WC 7' 6" x 3' 8" (2.29m x 1.13m)

Wood-effect Amtico flooring, WC and wash hand basin, central heating radiator and ventilation system vent.

Utility Room 5' 11" x 8' 8" (1.81m x 2.64m)

Wood-effect Amtico flooring continued from the kitchen and WC. Fitted with a range of wall and base units with laminate work surfaces, together with a stainless steel single-bowl sink with drainer. Built-in cupboard, power points, central heating radiator and double-glazed window to the front.

First Floor

Landing

Fitted carpet to the stairs and landing, wooden double-glazed window to the side, central heating radiator, power points, doors leading to the living room, bedroom and bathroom, and staircase rising to the second floor.

Living Room 11' 9" x 25' 4" (3.59m x 7.71m)

A particularly spacious double-aspect reception room, with wooden double-glazed doors opening onto a Juliet balcony to the front, a further window to the side and doors opening onto the roof terrace. The front and side windows enjoy excellent far-reaching views across Cardiff and beyond. Fitted carpet, two central heating radiators with radiator covers, power points and telephone points.

Bedroom 3 11' 10" x 9' 8" (3.6m x 2.94m)

A good-sized double bedroom positioned to the rear of the property, with fitted carpet, central heating radiator, power points and wooden double-glazed doors overlooking the rear garden and adjoining allotments.

Bathroom 6' 6" x 7' 4" (1.98m x 2.24m)

Wood-effect Amtico flooring, and with a suite comprising panel bath with mixer shower over and folding glass shower screen, WC and wash hand basin. Shaver point, heated towel rail and ventilation system.

Second Floor

Landing

Fitted carpet to the stairs and landing, wooden double-glazed window to the side, central heating radiator, power points and built-in storage cupboards. One cupboard houses the gas-fired boiler and hot water cylinder.

Bedroom 1 11' 10" x 16' 2" (3.6m x 4.92m)

A spacious double bedroom positioned to the front of the property, enjoying a dual aspect and impressive far-reaching views across Cardiff. The bedroom has fitted carpet, power points, data point, central heating radiator, fitted roller blind to the side window and an opening leading through to the dressing room.

Dressing Room 7' 3" x 5' 11" (2.22m x 1.8m)

A useful walk-through dressing room leading from the bedroom to the en suite shower room, with fitted cupboards to both sides featuring mirrored sliding doors, shelving and hanging rails.

En-Suite 5' 1" x 8' 9" (1.55m x 2.66m)

Wood-effect Amtico flooring and a suite comprising shower cubicle with mixer shower and glass sliding door, wash hand basin and WC. Heated towel rail and ventilation system.

Bedroom 2 11' 9" x 16' 7" (3.59m x 5.05m)

A further double bedroom positioned to the rear of the property, with fitted carpet, central heating radiator, wooden double-glazed window overlooking the rear garden and adjoining allotments, and a hatch providing access to the roof space. A large triple wardrobe with integrated drawers - included in the sale. Door leading to the en-suite.

En-Suite 7' 3" x 5' 3" (2.22m x 1.59m)

Wood-effect Amtico flooring, continued from the other bathrooms, with a suite comprising shower cubicle with mixer shower and sliding glass shower screen, wash hand basin and WC. Shaver point, heated towel rail and ventilation system.

Outside

Front

Off-road parking to the front of the property, laid predominantly to block paving, with part of the area benefiting from a useful covered carport. There is also a useful storage area and outside lighting. Additional, numbered guest parking space nearby.

Roof Terrace 9' 5" x 19' 10" (2.88m x 6.04m)

A particularly attractive roof terrace positioned to the side of the property, enjoying excellent views to the front across Cardiff and, to the rear, over the surrounding gardens and allotments. The terrace is laid to timber decking and benefits from outside lighting, providing an excellent space for outdoor seating and entertaining.

Rear Garden

An enclosed, south-facing rear garden, primarily laid to lawn with a paved patio and raised planting beds. The garden is mature, with a variety of established trees (including cherry and fig) and plants, and provides a sunny and private outdoor space in which to relax and enjoy the surroundings.

Additional Information

Tenure

The property is freehold (CYM612618).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3768.63 for 2026/27.

Approximate Gross Internal Area

2052 sq ft / 190.6 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. There is also a whole house ventilation system for the kitchen, utility room and bathrooms.

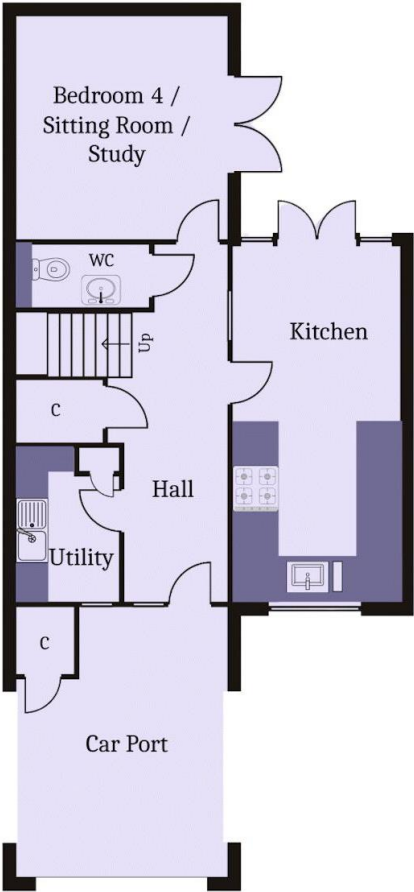
Estate Charge

We have been informed by the seller that there is an Estate Charge of approximately £150 per annum.

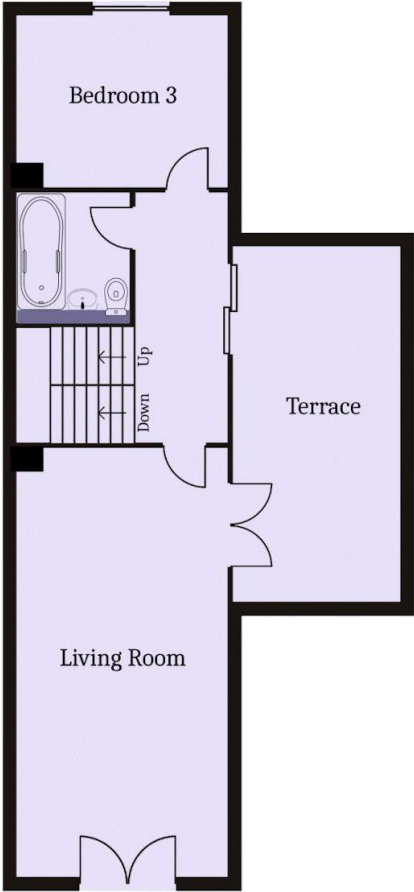
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

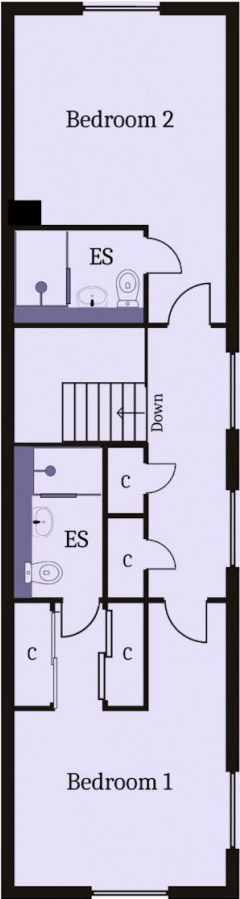
Floor Plan



Ground Floor



First Floor



Second Floor















