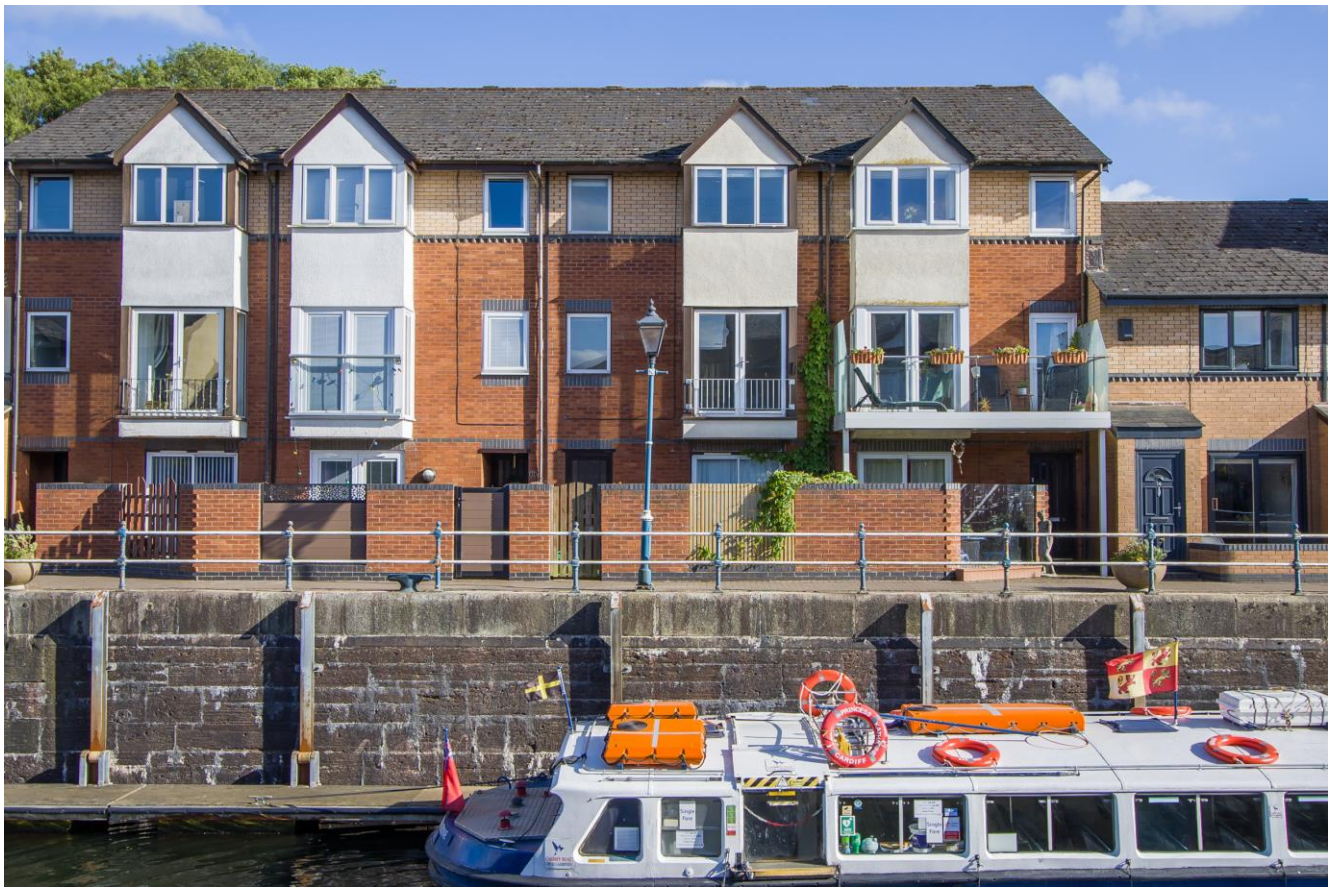
12 Plas St. Pol De Leon

Penarth, Vale of Glamorgan, CF64 1TR









A modern three storey townhouse in Penarth Marina, with water views and a location that places it perfectly for access to all that the area has to offer, from cafes to pubs, restaurants and the Cardiff Bay Barrage. The ground floor has been reconfigured, and comprises a porch and hall, living room, kitchen / diner and a WC. There is then a first floor lounge and main bedroom with en-suite on the first floor, and three further bedrooms and a bathroom above. The property has very pleasant water views, an off road parking space and a courtyard style garden. Available for sale with no onward chain. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£485,000

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Accommodation

Ground Floor

Hall
Tiled floor. Central heating radiator. Coved ceiling. Power points. Built-in cupboard and doors to the living room and the kitchen diner and WC.

Porch *3' 8" x 4' 0" (1.13m x 1.23m)*
Wooden glazed door to the front. Tiled floor. Painted brick walls and a timber glazed panel inner door to the hallway.

Living Room *11' 5" max x 12' 8" max (3.48m max x 3.87m max)*
A ground floor reception room with access out onto the courtyard garden. Tiled flooring continued from the hallway. Double-glazed sliding doors to the garden, with fitted vertical blinds. Power points. Central heating radiator. Coved ceiling.

WC
Tiled floor and part-tiled walls. WC and sink. Extractor fan.

Kitchen *15' 11" max x 11' 10" max (4.86m max x 3.6m max)*
A reconfigured kitchen / diner with tiled floor continued from the entrance hall. The fitted kitchen comprises of wall units, base units and laminate work surfaces including a breakfast bar. Integrated appliances including an electric oven, four-burner gas hob, and extractor hood, freestanding dishwasher, and washing machine, space for a counter-level fridge. One and a half bowl stainless steel sink with drainer. Double glazed windows to the back and to the lobby. Power points. Central heating radiator.

Lobby *9' 7" x 4' 9" (2.92m x 1.44m)*
A lobby style area that opens onto the parking space through a uPVC double glazed door. uPVC double-glazed window. Tiled floor. Power points. Fitted cupboard. uPVC double-glazed window and a wooden door into the kitchen diner.

First Floor

Landing
Fitted carpet to the stairs and landing. Power points. Doors to the first floor lounge and the main bedroom. Stairs to the second floor.

Lounge *15' 11" x 16' 0" into bay (4.86m x 4.88m into bay)*
A spacious lounge with double glazed window and a double glazed bay window with doors onto a Juliet balcony that give very pleasant views over the water in both directions. Fitted carpet. Two central heating radiators. Power, phone and TV points. Coved ceiling.

Bedroom 1 *16' 0" into wardrobes x 9' 7" (4.87m into wardrobes x 2.93m)*
Double bedroom with two double-glazed windows, both with fitted Venetian blinds. Fitted wardrobes to one wall. Fitted carpet. Two central heating radiators. Power points and TV point. Door to the en-suite bathroom.

En-Suite *5' 9" x 6' 8" (1.75m x 2.02m)*
Laminate floor continued from the bedroom. Part-tiled walls. Suite comprising a panelled bath with shower fitting, a sink and a WC. Extractor fan. Central heating radiator with rail above.

Second Floor

Landing
Fitted carpet to the stairs and landing. Power point. Hatch to loft space. Built-in cupboard with fitted shelving. Doors to the second, third and fourth bedrooms as well as the bathroom.

Bedroom 2 *16' 1" into wardrobes x 9' 7" (4.89m into wardrobes x 2.93m)*
A double bedroom across the full width of the property. Fitted carpet. Power points. Two double glazed windows. Built-in wardrobes to one wall. Fitted Venetian blinds to the windows.

Bedroom 3 *8' 9" x 12' 10" into bay (2.67m x 3.9m into bay)*
A smaller double bedroom, but with a double glazed bay window that overlooks the water in both directions. Built-in cupboard with fitted shelving and clothes rail. Fitted carpet. Central heating radiator. Power points. Fitted Venetian blinds to the windows.

Bedroom 4 *6' 9" x 12' 8" (2.07m x 3.87m)*
Single bedroom with double glazed window overlooking the water. Fitted carpet. Power points. Central heating radiator. Venetian blinds to the window.

Bathroom *5' 10" x 6' 8" (1.78m x 2.03m)*
Tiled floor and fully tiled walls. This is the main bathroom and has a suite comprising a shower cubicle with mixer shower, WC and pedestal sink. Heated towel rail. Recessed lighting.

Outside

Courtyard
The property benefits from a paved courtyard garden with gate and fence onto the walkway adjacent to the water.

Parking
There is an off-road parking space in front of one of the main points of access to the property.

Additional Information

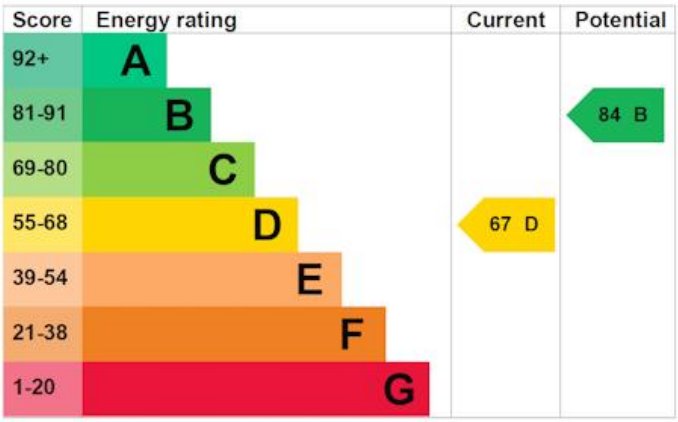
Tenure
The property is freehold (WA544201).

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
1469 sq ft / 136.5 sq m.

Utilities
The property is connected to main gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate



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Floor Plan





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