



PLAS TALIESIN
PENARTH
CF64 1TN

OFFERS IN EXCESS OF
£600,000



FOUR BEDROOM MID TERRACED HOUSE



4



1



2



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****WATERFRONT TOWNHOUSE WITH INCREDIBLE VIEWS* NO CHAIN**** MGY are proud to present for sale this exceptional and beautifully renovated waterfront mid terrace townhouse perfectly positioned in the sought after Penarth Marina with stunning views across Cardiff Bay, the Bristol Channel and beyond. This unique property has been thoughtfully redesigned to create a sophisticated home. It has an impressive first floor lounge with bespoke bar area and stunning uninterrupted water views. The elegant extremely spacious room is a true lifestyle focal point setting the property apart from traditional layouts. It is both suitable for relaxation and hosting. The property is a few steps away from the waterfront walkway giving access to all restaurant, cafes and bars in Cardiff Bay.

DESCRIPTION

The spacious accommodation briefly comprises entrance hall, kitchen/living area, downstairs W.C and bedroom four to the ground floor. To the first floor is an extremely spacious living room. There are an additional three bedrooms and shower room to the second floor. The unique property further benefits from double glazing throughout, gas central heating and an allocated parking space. Viewing highly recommended. No chain.

LOCATION

The waterfront townhouse is situated on a quiet street, Plas Taliesin, within the desirable Penarth Marina. 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. Penarth and Cogan train station are within close proximity, with excellent transport links to Cardiff City Centre and the M4. 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. Beautiful cycle and walking paths to Cosmeston Country Park, Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1475

VIEWING: STRICTLY BY APPOINTMENT

FRONT

Entered via enclosed front garden. Gated entrance and paving leading to wooden front door, with obscure glass panels. Additional seating area with artificial grass. Accessed from bedroom four.

ENTRANCE HALL

Spacious entrance hall. Laminate wood effect flooring. Built in storage cupboard. Alarm system. Coving to ceiling. Door leading to bedroom four, cloakroom and impressive kitchen/diner. Carpeted stairway leading to first floor.

KITCHEN/LIVING AREA

17' 8" x 15' 8" (5.4m x 4.8m)

A fantastic open plan kitchen/living area. Extended and modernised 'Keller' kitchen with wall and base units and work surfaces incorporating composite sink, with dual tap and drainer. Ample storage. Tiled splash back. Built in oven and microwave. Four ring gas hob, with stainless steel extractor hood over. Integrated washing machine and dishwasher. Space for fridge freezer. Tiled flooring. Spotlights. Wall mounted radiator. Double glazed uPVC patio door leading to rear and allocated parking space. Additional double glazed uPVC window to rear aspect. Ample natural daylight.

BEDROOM FOUR

12' 9" x 11' 5" (3.9m x 3.5m)

Two double glazed uPVC patio doors, leading to low maintenance front garden. Laminate wood effect flooring. Wall mounted radiator. Electric safe. Coving to ceiling.

CLOAKROOM/W.C

4' 3" x 2' 7" (1.3m x 0.8m)

Tiled flooring and part tiled walls. W.C. Vanity enclosed wash hand basin. Extractor fan.

FIRST FLOOR

Carpeted flooring. Door leading to exceptionally large living room.



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LIVING ROOM

32' 5" x 16' 0" (9.9m x 4.9m)

Extremely spacious living room. Two double glazed uPVC doors, leading to large balcony with stunning views. Additional double glazed uPVC windows to rear aspect. Ample natural daylight. Carpeted flooring. Custom made bar with sink, spotlights over and tiled walls with inset storage. Sprinkler system. Wall mounted radiators. Coving to ceiling.

BALCONY

16' 0" x 6' 6" (4.9m x 2.0m)

Large balcony with stunning views and glass surround. Accessed from the living room.

SECOND FLOOR

Carpeted flooring. Access via fitted ladder, to loft space. Doors leading to Master bedroom, bedroom two, bedroom three and shower room.

MASTER BEDROOM

16' 0" x 12' 5" (4.9m x 3.8m)

Spacious master bedroom with fantastic water views. Large double glazed uPVC windows to front aspect. The floor to ceiling window has space for seating, with incredible views and sunsets. Carpeted flooring. Wall mounted radiator.

SHOWER ROOM

6' 2" x 5' 10" (1.9m x 1.8m)

Modern shower room. White three piece suite comprising shower cubicle, W.C and vanity enclosed wash hand basin with mirror and spotlights over. Tiled flooring and tiled walls. Extractor fan.

BEDROOM TWO

9' 6" x 9' 2" (2.9m x 2.8m)

Second double bedroom. Double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted radiator.

BEDROOM THREE

13' 1" x 6' 10" (4.0m x 2.1m)

Double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted radiator.

PARKING

One allocated parking space, with electric vehicle charging point.

TENURE

MGY are advised that the property is freehold. Annual service charges of £600 per annum, which includes maintenance of communal gardens/areas.



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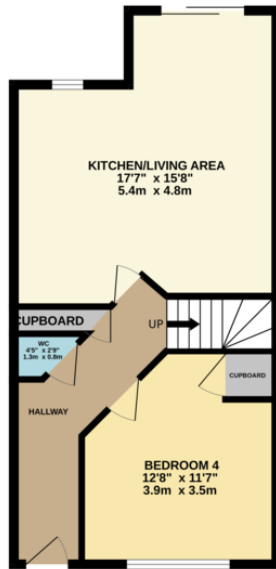


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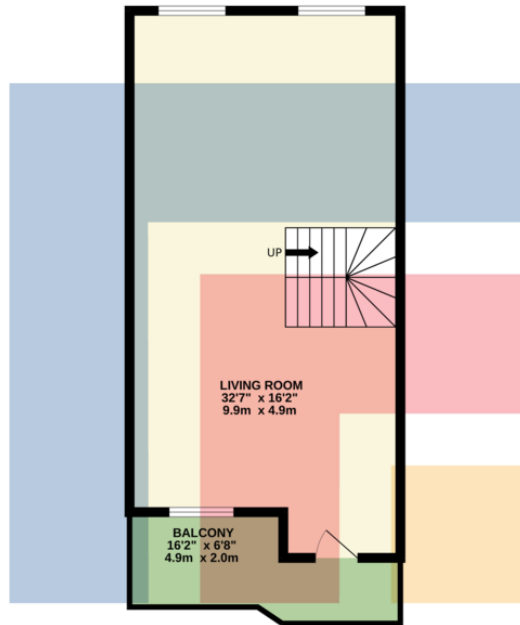


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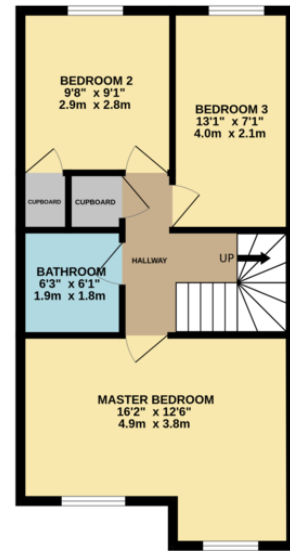
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1475 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PENARTH 029 2047 5191

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CF64 1ED



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