

# 56 Trem Elai

Penarth, Vale of Glamorgan, CF64 1TB



This is a very well presented and very nicely maintained three storey townhouse, with views over Cardiff and a quiet location at the far end of this popular development close to Penarth town centre. This modern, energy efficient home offers spacious and versatile accommodation for a wide range of buyers, with low maintenance rear garden and garage. The ground floor comprises the hall, kitchen, dining room and WC while there is a living room, bedroom and bathroom on the first floor plus three bedrooms and another bathroom on the second floor. The property has a front garden that enjoys pleasant morning sun while the rear garden is westerly and the garage is accessed through the secure, gated parking area behind. Viewing advised. EPC: B.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £525,000

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## Accommodation

### Ground Floor

#### **Hall** 4' 4" x 10' 10" (1.33m x 3.3m)

Composite front door with double glazed panels. Fitted door mat and carpet. Central heating radiator. Doors to the WC and kitchen. Stairs to the first floor. Power points. WC

#### **WC** 3' 5" x 6' 4" (1.03m x 1.94m)

WC and a sink with tiled splashback. Tiled floor. Central heating radiator. Extractor fan.

#### **Kitchen** 16' 5" approx x 13' 4" (5m approx x 4.07m)

A kitchen with wooden double glazed bifold doors to the rear onto the garden, and part of an open plan ground floor living space. Tiled floor. Fitted kitchen comprising wall units, base units and central island with cream flat fronted gloss doors and matching quartz work surfaces. Integrated Bosch appliances including an electric oven, grill, four burner gas hob, extractor hood, dishwasher and fridge freezer. One and a half bowl countersunk composite sink with drainer. Recessed lights. Large built-in laundry cupboard with power points and plumbing for a washing machine. Central heating radiator. Open to the dining area.

#### **Dining Room** 10' 6" max x 10' 5" (3.21m max x 3.17m)

Tiled floor continued from the kitchen. Wooden double glazed doors to the front with fitted Venetian blinds. Central heating radiator. Power points.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Central heating. Power points. Doors to the living room, bedroom and bathroom. Stairs to the second floor.

#### **Living Room** 19' 5" max x 10' 11" max (5.91m max x 3.34m max)

A spacious living room with wooden double glazed windows and doors to the front that provide views over Cardiff Bay. Fitted carpet. Two central heating radiators. Power points and TV point. Inset electric fire and shelf for digital TV boxes. Power points and TV point.

#### **Bedroom 2** 16' 9" max x 9' 3" max (5.10m max x 2.81m max)

A first floor double bedroom, which is also perfectly suited to being a second sitting room. Two wooden double glazed windows to the rear - both with roller blinds. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom** 8' 8" x 6' 5" (2.65m x 1.95m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower, a WC and a sink. Shaver point. Extractor fan. Heated towel rail.

### Second Floor

#### **Landing**

Fitted carpet to the stairs and landing. Power point. Large built-in cupboard with gas combination boiler and fitted shelf. Hatch to the loft space. Doors to all three second floor bedrooms.

#### **Bedroom 1** 17' 5" plus wardrobe x 9' 9" (5.31m plus wardrobe x 2.96m)

Double bedroom with en-suite shower room and excellent views to the front of the house over the Bristol Channel and Cardiff. Fitted carpet. Central heating radiator. Two fitted wardrobes with mirrored sliding doors. Power points and TV point. Wooden double glazed windows with fitted roller blinds.

#### **En-Suite** 7' 5" x 6' 2" (2.25m x 1.88m)

Tiled floor and part tiled walls. Suite comprising a walk-in shower with mixer shower and glass screen, a WC and a sink. Shaver point. Heated towel rail. Extractor fan.

**Bedroom 3** 8' 9" max x 13' 5" (2.66m max x 4.08m)

Double bedroom with wooden double glazed window to the rear with far reaching views over Penarth and Cogan. Fitted carpet. Power points. Central heating radiator.

**Bedroom 4** 7' 7" x 7' 3" (2.32m x 2.21m)

Single bedroom, ideal as an office and again, with views over Penarth and Cogan. Fitted carpet. Wooden double glazed window. Power points. Central heating radiator.

**Outside**

**Front**

Front sitting area with views over Cardiff Bay, laid to stone paving and composite decking. Space for a table and chairs or bench. Outside store and a covered external porch over the front door.

**Rear Garden**

An enclosed rear garden laid to natural stone paving and with a door into the garage. The garden has a westerly aspect and is a low maintenance but attractive space - ideal to make the most of the open plan ground floor space in the summer months. Outside power points, tap, light and awning.

**Garage** 13' 0" x 17' 2" (3.97m x 5.23m)

A large single garage with electric sectional door, power points and a door to the rear into the garden. The garage is accessed from the secure, gated parking area and the property has an allocated parking space here.

**Additional Information**

**Tenure**

The property is freehold (CYM700171).

**Council Tax Band**

The Council Tax band for this property is G, which equates to a charge of £3540.02 for 2025/26.

**Approximate Gross Internal Area**

1593 sq ft / 148.0 sq m.

**Utilities**

The property is connected to mains gas, electricity, water and sewerage and has gas central heating.

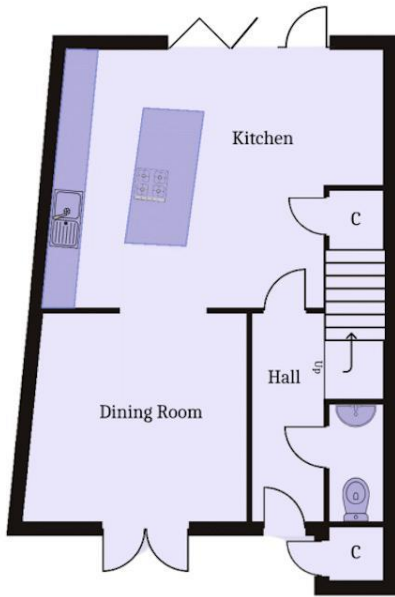
**Management Fee**

£600 annually, paid in two £300 installments.

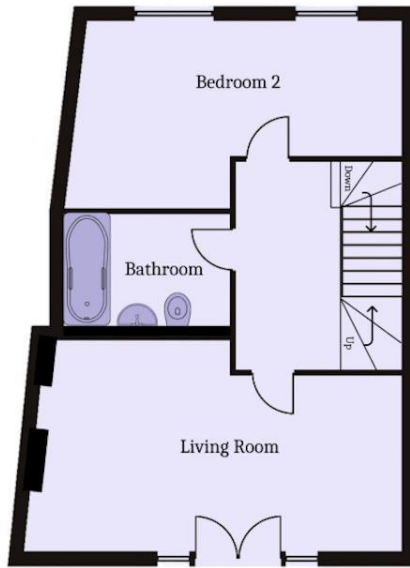
**Energy Performance Certificate**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

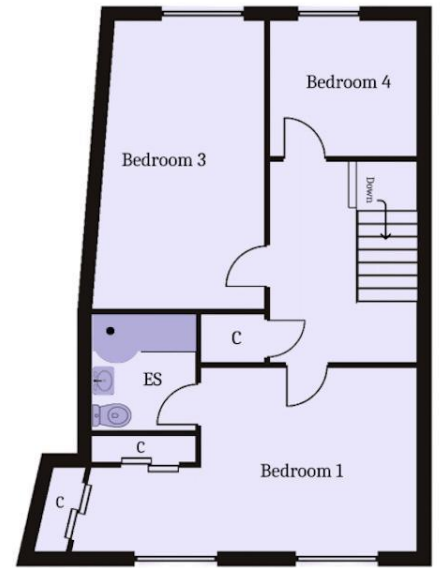
## Floor Plan



Ground Floor



First Floor



Second Floor

For illustrative purposes  
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