

7 Pierhead View

Penarth, The Vale Of Glamorgan, CF64 1SJ



A rather special three storey townhouse with light and spacious living space, four bedrooms, three bathrooms and stunning water views along the River Ely in both directions. On the doorstep of a number of local amenities including pubs, cafes, restaurants, supermarket, the park, Cardiff Bay Barrage and Pont-y-Werin footbridge. This property has off road parking to the front, a garage and a low maintenance rear garden. There is no onward chain and viewing is strongly advised. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£685,000

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Accommodation

Ground Floor

Hall

Tiled flooring. Composite front door with double glazed panels. Stairs to the first floor with under stair cupboard. Central heating radiator. Coved ceiling. Power points. Doors to the ground floor bedroom and utility room.

Bedroom 4 *9' 6" x 10' 7" into recess (2.9m x 3.22m into recess)*

A double bedroom with en-suite shower room, located on the ground floor and with uPVC double glazed doors out into the garden. Oak flooring. Central heating radiator. Power points. Coved ceiling. Door to the en-suite.

En-Suite *8' 8" x 3' 4" (2.65m x 1.01m)*

A fully tiled en-suite bathroom room comprising a shower cubicle with mixer shower, a WC and a pedestal sink. Recessed lights and extractor fan. Central heating radiator.

Utility Room *5' 5" x 7' 6" (1.66m x 2.29m)*

Tiled floor continued from the hall. Fitted base cupboard with laminate work surface and single bowl stainless steel sink. Plumbing for washing machine. Central heating radiator. uPVC double glazed door into the garden. Wall mounted gas combination boiler. Coved ceiling. Extractor fan.

First Floor

Landing

Oak flooring. Coved ceiling. Doors to the living room, dining room, WC and kitchen. Power point. Stairs to the first floor.

Living Room *14' 10" x 21' 3" (4.52m x 6.48m)*

A large triple aspect living room with uPVC double glazed windows to the front and side as well as windows and doors to the rear onto the balcony. All windows give very impressive views up, down and across the river. Oak flooring. Three central heating radiators. Coved ceiling. Power points and TV point.

Kitchen *8' 8" x 18' 10" (2.65m x 5.73m)*

A tiled floor that matches that of the entrance hall on the ground floor. Fitted kitchen comprising wall units, base units and breakfast bar with gloss doors, laminate work surfaces and tiled splashbacks. Integrated appliances including an electric oven and grill, a five burner gas hob, extractor hood, fridge freezer and dishwasher. uPVC double glazed window to the front and an opening to the rear into the dining room. Coved ceiling. Recessed lights. Two central heating radiators. Power points.

Dining Room *15' 6" x 10' 9" plus bay (4.73m x 3.28m plus bay)*

A very pleasant room with a dual aspect having uPVC double glazed windows to the side and rear - one of the rear windows being a box bay window with window seat. These windows provide excellent water views. Oak flooring. Two central heating radiators. Coved ceiling. Power points. Open to the kitchen.

WC *5' 5" x 6' 1" (1.65m x 1.85m)*

A fully tiled WC with WC and pedestal sink. uPVC double glazed window to the front. Extractor fan. Recessed lights. Central heating radiator.

Second Floor

Landing

Fitted carpet to the stairs and oak flooring on the landing. Door entry phone. Coved ceiling. Built-in cupboard with hot water cylinder and fitted shelving. Doors to all three bedrooms.

Bedroom 1 14' 10" x 12' 8" (4.52m x 3.86m)

A large double bedroom, dual aspect with uPVC double glazed window to the side (with fitted roller blind) and doors to the rear onto the balcony, all with water views. Oak flooring. Central heating radiator. Coved ceiling. Power points and TV point. Door to the en-suite and open to the dressing room.

En-Suite 7' 8" x 8' 3" (2.34m x 2.51m)

A fully tiled en-suite bathroom with a suite comprising of a panelled bath, shower cubicle with mixer shower, WC and a pedestal sink. Shaver point. Central heating radiator. uPVC double glazed window to the front with roller blind. Extractor fan. Recessed lights.

Bedroom 2 15' 7" x 10' 9" (4.74m x 3.27m)

A second double bedroom with access to the balcony. Oak flooring. Coved ceiling. uPVC double glazed windows to the rear and door to the side onto the balcony - both with water views. The rear windows have fitted roller blinds. There is a door to the en-suite bathroom that also serves bedroom 3.

Bedroom 3 15' 7" x 9' 4" (4.75m x 2.85m)

The third second floor double bedroom, this time with uPVC double glazed windows to the front. Fitted wardrobes. Oak flooring. Central heating radiator. Fitted roller blind to the window. Coved ceiling. Power points.

En-Suite 8' 8" x 9' 6" (2.63m x 2.9m)

Tiled floor and fully tiled walls. Suite comprising a panelled bath, shower cubicle with mixer shower, a WC and a pedestal sink. Shaver point. Fitted mirror. Central heating radiator. Recessed lights and extractor fan. Hatch to the loft space. Doors to bedrooms 2 and 3.

Outside

Balconies 15' 0" x 4' 6" (4.58m x 1.37m)

The property has steel, glass and timber balconies on the first and second floor. The first floor balcony is accessed from the living room, while the second floor balcony is accessed from bedrooms 1 and 2. Both have excellent water views and plenty of space for furniture.

Front

Off road parking to the front laid to block paving, for up to 2 cars. Covered external porch with built-in cupboard. Outside light.

Garage 8' 6" x 16' 5" (2.6m x 5m)

Up and over garage door. Electric light and power points.

Rear Garden

A fully enclosed rear garden with an easterly aspect and water views over the river. Low maintenance and laid to paving and stone chippings. Outside light and tap.

Additional Information

Tenure

The property is freehold (CYM37343).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4522.36 for 2026/27.

Approximate Gross Internal Area

2174 sq ft / 202.0 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan













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