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CARDIFF

VALE

CAERPHILLY

BRISTOL





A spacious and versatile 5 bedroom 3 bathroom town house with views of the bay and garage.

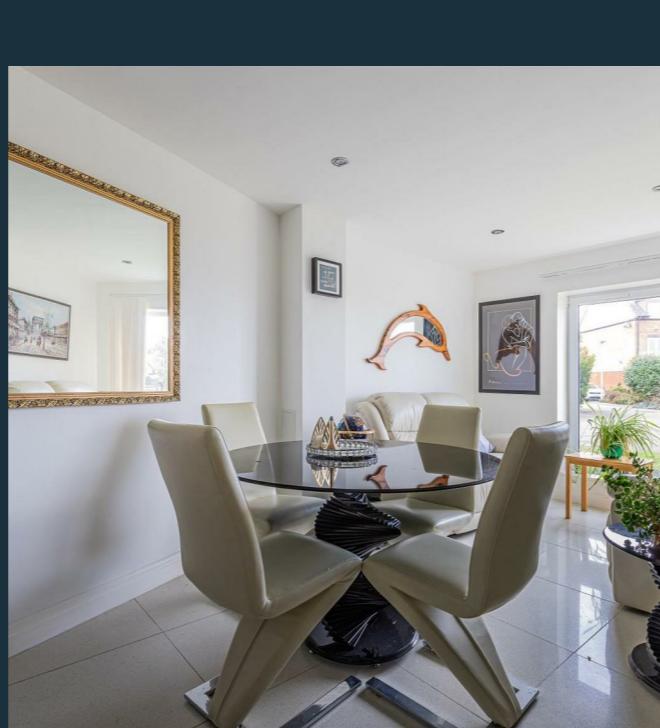
Comments by Mr Jeff Hopkins



Property Specialist
Mr Jeff Hopkins
Valuer

jeff@jeffreyross.co.uk

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Comments by the Homeowner





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Plas Taliesin

, Penarth, CF64 1TN

£750,000



5 Bedroom(s)



3 Bathroom(s)



1980.00 sq ft



Contact our
Penarth Branch

02920415161

A light, modern and very spacious townhouse with excellent water views from all first and second floor rooms. The property is located in a quiet part of the ever popular Penarth Marina, near to the Cardiff Bay Barrage and Custom House and offers versatile accommodation over three floors. The ground floor currently comprises kitchen / diner, dining room, integral garage and shower room, while there is a lounge and two bedrooms plus bathroom on the first floor and three further bedrooms and an en-suite shower room on the second floor. There is a courtyard garden to the rear and off road parking to the front. Viewing recommended.



Porch

Polished porcelain tiled floor. uPVC double glazed panel front door. Wooden glazed panel door into the entrance hall.

Hallway

Polished porcelain tiled floor. Central heating radiator. Coved ceiling. Stairs to the first floor and doors to the dining room, garage, shower room and kitchen / diner.

Integral garage

Electric up and over door. Light.

Dining room 10'0" (max) x 17'10" (10.00m (max) x 5.46m)

A versatile, additional reception room on the ground floor with uPVC double glazed sliding doors to the front. Polished porcelain tiled floor. Central heating radiator. Recessed lights.

Shower room 5'4" x 6'9" (max) (1.63m x 2.06m (max))

Tiled floor and fully tiled walls. Shower cubicle with mixer shower and glass enclosure. Wash hand basin with storage below. WC. Heated towel rail. Recessed lights. Extractor.

Kitchen/Diner 12'6 (max) x 12'5 (3.81m (max) x 3.78m)

A light, modern kitchen / diner to the rear of the property opening onto the rear garden. Polished porcelain tiled floor with under floor heating. Fully tiled walls. A range of fitted wall and base units with white quartz effect laminate work surfaces and breakfast bar. Integrated four zone induction hob with extractor over, double electric oven, fridge/freezer, microwave, dishwasher and washing machine. One and a half bowl stainless steel sink with drainer. uPVC framed twin doors to the garden.

First floor landing

Fitted carpet to the stairs and landing. Central heating radiator. Coved ceiling.

Lounge 13'1 (max) x 15'9 into bay (3.99m (max) x 4.80m into bay)

A light and airy main reception room with attractive picture bay window onto a Juliet balcony overlooking the Barrage. Laminate flooring. Two central heating radiators. Coved ceiling.

Bathroom 6'3 x 5'10 (1.91m x 1.78m)

Tiled floor and fully tiled walls. Suite comprising panelled bath with mixer shower and glass screen, WC and a wash hand basin. Recessed lights. Extractor. Heated towel rail.

Bedroom 5 9'6 x 13'11 (2.90m x 4.24m)

Double bedroom to the front of the property, again with uPVC double glazed window giving views across Cardiff Bay. Central heating radiator. Laminate flooring.

Bedroom 4 14'9 x 9'11 (4.50m x 3.02m)

Double bedroom to the front of the property with views across Cardiff Bay and access onto a Bay facing balcony (4.26m x 2.69m) through uPVC double glazed doors. Fitted wardrobes with mirrored sliding doors. Laminate flooring. Ceiling fan with light. Central heating radiator.

Second floor landing

Laminate flooring. Coved ceiling. Hatch to the loft space. Built in cupboard with gas central heating boiler and hot water tank. Fitted carpet to the stairs.

Bedroom 1 13'1 x 12'9 (3.99m x 3.89m)

Principal bedroom with en-suite and views over the Barrage. Currently used as an additional lounge, this is a versatile room. Laminate flooring. uPVC double glazed bay window onto Juliet balcony with views. Coved ceiling. Recessed lights and ceiling fan. Fitted base units with laminate tops. Central heating radiator. Door to the en-suite. Power and television points.

En-suite 6'3 x 5'10 (1.91m x 1.78m)

Tiled floor and fully tiled walls. Heated towel rail. Shower cubicle with mixer shower and glass enclosure. WC. Wash hand basin with storage. Coved ceiling. Recessed lights. Extractor.

Bedroom 2 14'9 x 9'11 (4.50m x 3.02m)

Double bedroom to the front of the property with views over Cardiff Bay. uPVC double glazed French doors onto Juliet balcony. Fitted wardrobes with sliding mirrored doors. Power points. Central heating radiator. Ceiling fan and light.

Bedroom 3 9'6 x 13'11 (2.90m x 4.24m)

Double bedroom to the front with uPVC double glazed window giving views over Cardiff Bay. Laminate floor. Fitted bedroom furniture with bed recess. Central heating radiator. Power points. Recessed lights. Ceiling fan.

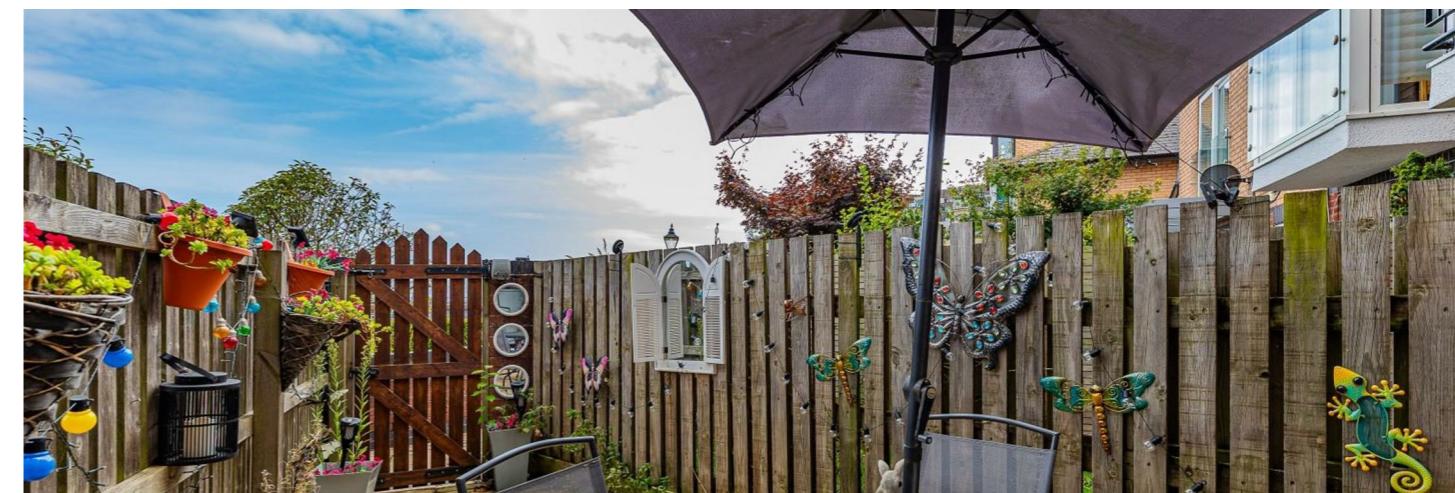
Outside

Front: Lawn and off road parking for one car, leading to the garage. Visitors parking adjacent.

Rear Garden: An enclosed, private courtyard style garden with stone paving and a gate to the footpath.

Tenure

We have been informed by the vendor that the property is held on a freehold basis.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C	69	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

