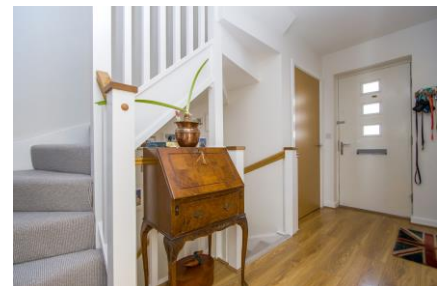


36 Trem Elai

Penarth, The Vale Of Glamorgan, CF64 1TB



A modern three storey terraced house, with a lower ground floor kitchen / diner, ground floor living room, study and WC along with two bedrooms and two bathrooms on the top floor. Available from June 6th, on an unfurnished basis. The property is in good order throughout and has off road parking to the front as well as an enclosed south facing garden. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,800 PCM

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Accommodation

Ground Floor

Hall

Laminate flooring. Stairs to the lower ground floor and the first floor. Doors to the living room, study and WC. Composite front door with double glazed panel. Central heating radiator. Power points.

Living Room 15' 6" x 12' 1" maximum (4.73m x 3.69m maximum)

A light and bright reception room with double glazed panel double doors opening to Juliette balcony with pleasant leafy southerly views. Two wall mounted central heating radiators. Television point. Power points.

Study / Bedroom 3 7' 5" x 7' 4" (2.25m x 2.24m)

Single room with uPVC double glazed window to front fitted with custom made wooden venetian blinds. Fitted carpet. Central heating radiator. Power points.

Lower Ground Floor

WC

Wall mounted basin with mixer tap and a WC. Luxury vinyl flooring. Extractor.

Hall

Central heating radiator. Large built in cupboard with fitted shelving. Fitted carpet.

Kitchen / Diner 12' 0" x 17' 0" (3.65m x 5.17m)

A well proportioned space with glazed double doors and glazed side panel opening on to the rear garden. Ample space for dining table and chairs. Fitted with a range of contemporary high gloss wall and base units with laminate surfaces and under cupboard lighting. Fully integrated appliances including dishwasher, washing machine, fridge/freezer, oven and four ring gas hob and extractor above. 1 ½ bowl stainless steel sink with mixer tap. Luxury vinyl flooring running throughout. Recessed spot lights. Central heating radiator. Power points.

First Floor

Landing

Fitted carpet. Power points.

Bedroom 1 11' 11" x 11' 2" into doorway (3.62m x 3.41m into doorway)

Master bedroom with en-suite. uPVC double glazed window to rear fitted with custom made wooden venetian blinds. Central heating radiator. Fitted carpet. Power points. Television point. Wall mounted thermostat. Access to loft space. Built in cupboard with fitted shelving and gas combination boiler.

En-Suite 2' 11" x 7' 10" (0.89m x 2.39m)

Vinyl flooring. Heated towel rail. Walk in shower with mixer shower, wall mounted hand basin and low level WC. Part tiled walls. Extractor. Shaver point.

Bedroom 2 13' 5" plus fitted wardrobe x 6' 8" (4.09m plus fitted wardrobe x 2.03m)

Double bedroom with uPVC double glazed window to front with fitted with custom made wooden venetian blinds. Double wardrobe with sliding doors. Central heating radiator. Fitted carpet. Power points.

Bathroom 6' 6" x 6' 9" (1.99m x 2.05m)

Vinyl floor tiles. Modern suite comprising panelled bath with hand shower and glass screen, WC and wall mounted hand basin. Heated towel rail. Part tiled walls. Extractor.

Outside

Front

Off road parking to the front laid to block paving.

Rear Garden

A lawned garden with patio and a southerly aspect.

Additional Information

Availability

The property is available from June 6th 2026, subject to the successful completion of the application process.

Furnishing Status

The property is to be let on an unfurnished basis, but does come with all white goods in the kitchen as well as blinds in the bedrooms, light fittings and a curtain rail in the lounge.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3266.15 for 2026/27.

Approximate Gross Internal Area

947 sq ft / 87 sq m.

Utilities

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

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

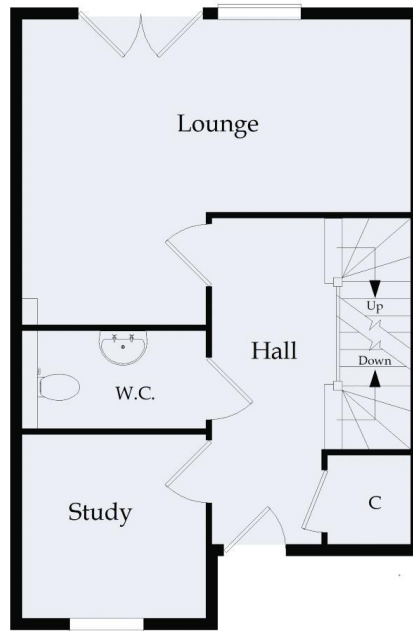
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

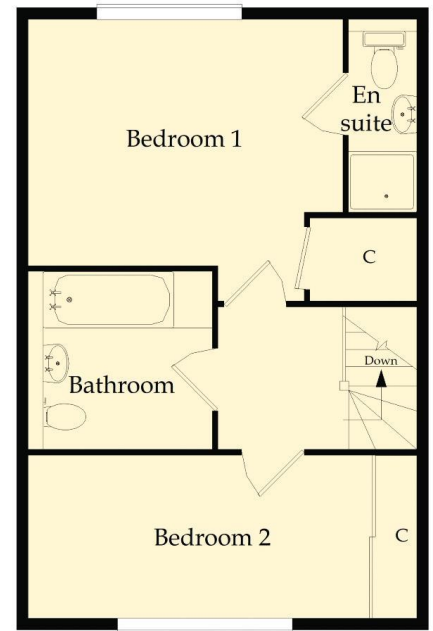
Floor Plan



Lower Ground Floor



Ground Floor



First Floor

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