

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

PLAS TALIESIN





#### ENTRANCE PORCH

Enter via a upvc door.

#### LOUNGE KITCHEN

7.87m max x 3.56m max (25'10" max x 11'8" max)

Open plan living at its finest . . .

Combining the living area with the kitchen, French doors to the front lead out onto the front garden and overlook the yachts moored upon the main basin, TV point, telephone point, stairs rise to the first floor.

Kitchen refitted with an extensive range of wall and base units with solid granite worktop including breakfast bar and an inset under mounted sink with drainer and mixer tap, integrated appliances include fridge, freezer, slimline dishwasher plus built in oven, hob & hood, plumbed for washing machine, window to rear with door to the garden, cupboard houses the gas combination boiler.

#### FIRST FLOOR LANDING

Access to all rooms plus access to the loft.

#### BEDROOM 1

3.56m max x 3.05m (11'8" max x 10')

Master double bedroom, window to front with water views over the basin, built in triple wardrobe and fitted drawers.

#### BEDROOM 2

2.97m to robes x 2.77m (9'9" to robes x 9'1")

Double bedroom, window to rear, built in wardrobes to one wall plus over stairs cupboard.

#### BATHROOM

Modern white suite comprising a panel bath with shower over & glass screen, vanity wash hand basin and close coupled wc, fully tiled walls and tiled floor, extractor fan, heated chrome towel rail

#### GARDEN

Small front garden - low wall and shrub borders, perfectly placed for the afternoon/evening sun whilst looking at the yachts moored.

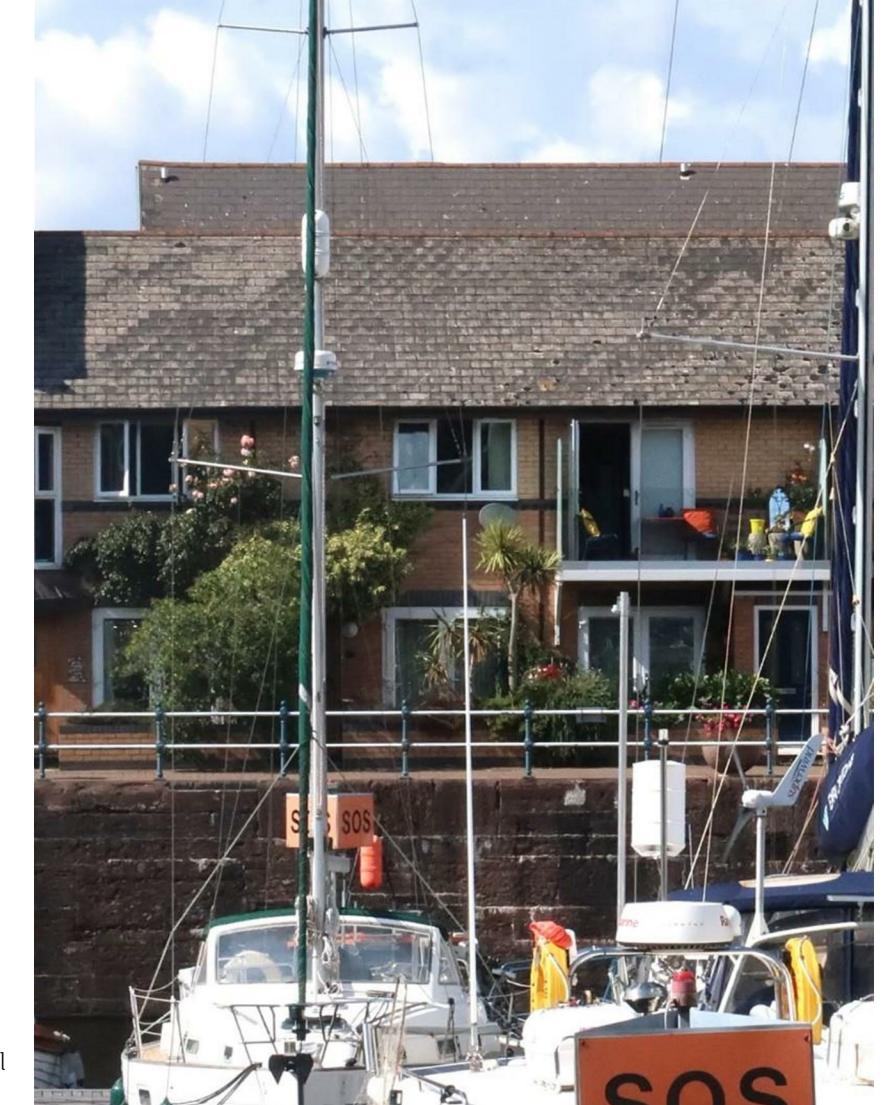
Generous rear enclosed garden - fenced with gated rear access to an area allowing parking - 1 space allocated with numerous visitor spaces, at the far end of the garage - generous built in storage.

#### INFORMATION

We Believe the property is Freehold.

Council Banding - Band E £2,596.01 (2025-2026)

Please Note: There is a monthly service charge for the Marina of £33.50.



# PLAS TALIESIN

, CF64 1TN - £305,000



2



1



753.48

sq ft



Directly overlooking the yachts moored upon the main basin you will find this waterfront mid terrace. Improved throughout to include a refitted kitchen - fully integrated with fridge, freezer, dishwasher plus built in oven, hob & hood with solid granite worktops, the lounge is superbly open plan to the kitchen. French doors from the lounge open to the water facing front garden - Westerly facing. To the first floor there are 2 large double bedrooms - built in wardrobes to the both plus a modern bathroom - shower. Complimented with upvc double glazing and gas central heating. At the rear is a patio garden including storage plus an allocated parking space with numerous visitor spaces. Viewing highly recommended.



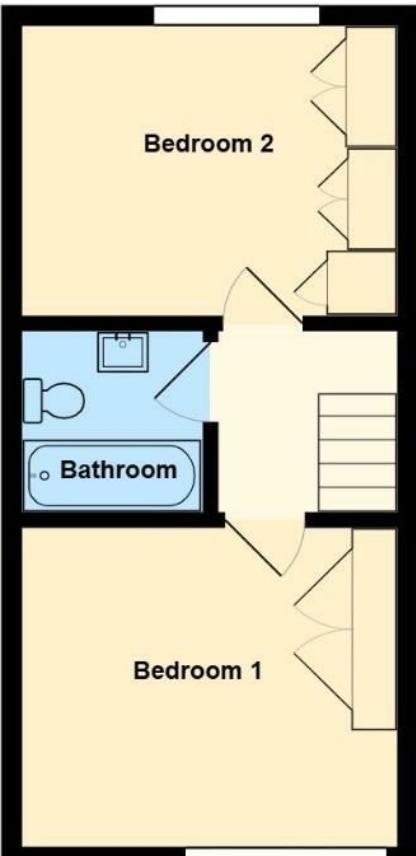
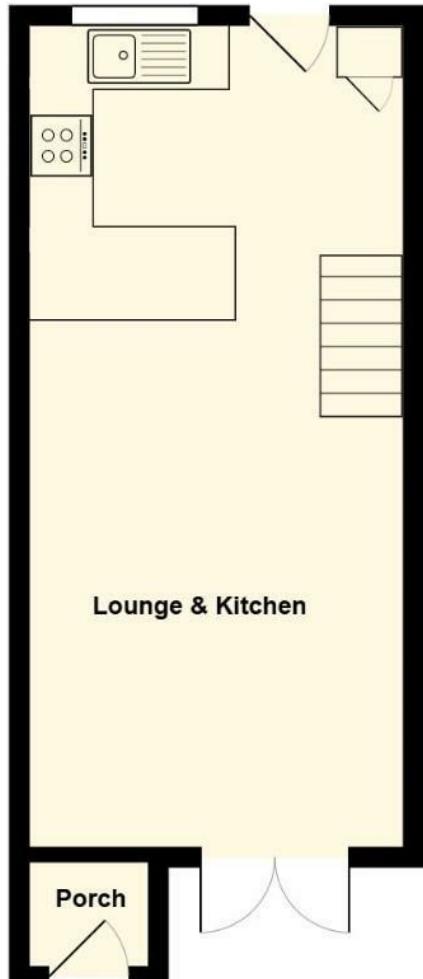
## PROPERTY SPECIALIST

Mr Paul Davies  
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Property Management Co-ordinator





Plas Taliesin, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC