

# 8 Trem y Bae

Penarth, Vale of Glamorgan, CF64 1TG



A very well-presented, modern three bedroom terraced property with partial sea views, in a quiet spot on a no-through-road on the popular Penarth Heights development. Perfect for first time buyers, singles, couples, small families and downsizers, the property comprises the entrance hall, WC, kitchen / diner and living room on the ground floor along with three bedrooms and two bathrooms above. There are two allocated parking spaces and an enclosed, low maintenance garden to the rear. Partial views over Cardiff Bay and Cardiff from the front and rear. Viewing advised. EPC: B.

**David  
Baker & Co.**

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**Offers Over £330,000**

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## Accommodation

### Ground Floor

#### **Hall**

Composite front door with double glazed panels. Fitted carpet. Doors to the kitchen / diner, living room and WC. Built-in cupboard. Stairs to the first floor. Central heating radiator. Power points.

#### **Kitchen / Diner 8' 1" x 13' 4" (2.47m x 4.07m)**

A kitchen / diner with vinyl flooring throughout and a fitted kitchen comprising of wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor fan and dishwasher. Plumbing for washing machine. Space for a fridge freezer. One and a half bowl stainless steel sink with drainer. Double glazed window to the front with fitted roller blind. Power points. Central heating radiator. Space for a dining table and chairs.

#### **Living Room 14' 6" x 11' 3" (4.42m x 3.44m)**

A living room across the full width of the back of the house, with double glazed windows and doors onto the garden. Fitted carpet. Central heating radiator. Power points and TV point. Fitted, inset electric fire.

#### **WC 7' 11" x 4' 1" (2.41m x 1.24m)**

Vinyl flooring. WC and sink. Central heating radiator. Extractor fan.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to all three bedrooms and the bathroom. Power points.

#### **Bedroom 1 10' 7" into recess x 12' 8" into doorway (3.23m into recess x 3.86m into doorway)**

Double bedroom to the front of the house, with en-suite shower room. Fitted carpet. Wooden double glazed window to the front, with fitted Roman blind. Power points and TV point. Central heating radiator.

#### **En-Suite 3' 4" x 9' 0" (1.01m x 2.75m)**

Vinyl flooring. Suite comprising a shower cubicle with mixer shower, WC and sink. Part tiled walls. Wooden double glazed window to the front. Shaver point. Heated towel rail. Extractor fan.

#### **Bedroom 2 7' 11" x 11' 9" (2.42m x 3.59m)**

Double bedroom with wooden double glazed window to the rear that gives partial water views over Cardiff Bay. Fitted carpet. Central heating radiator. Power points. Hatch to the loft space.

#### **Bedroom 3 6' 11" max x 8' 4" (2.11m max x 2.53m)**

A single bedroom - also perfect as a nursery or home office. Wooden double glazed window to the rear, with partial water views and a fitted Roman blind. Fitted carpet. Power points. Central heating radiator. Coved ceiling.

#### **Bathroom 7' 1" x 6' 9" (2.17m x 2.06m)**

A family bathroom with vinyl floor, part tiled walls and a suite comprising of a panelled bath with hand shower fitting, a WC and a sink. Extractor fan. Heated towel rail. Shaver.

### Outside

#### **Front**

A covered external porch with electric light and storage area. Two allocated parking spaces.

#### **Rear Garden**

An enclosed rear garden with an easterly aspect. Laid to timber decking and artificial grass. Planting beds to both sides. Two storage sheds.

### Additional Information

#### Tenure

The property is freehold (CYM722287).

#### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

#### Approximate Gross Internal Area

810 sq ft / 75.3 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Floor Plan

















