

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PLAS TALIESIN



PORCH

Enter via a upvc door into an entrance porch, oak flooring.

CLOAKROOM

Fitted with a modern white suite comprising a vanity wash hand basin with tiled splash backs and close coupled wc, oak flooring, extractor fan.

MAIN ROOM

7.90m max x 4.60m max (25'11" max x 15'1" max)

Superb room - open plan living at its finest . . . oak flooring throughout.

LOUNGE

Sliding patio doors overlook the front garden plus the yachts on the water and allow access, wall mounted inset contemporary gas fire, TV point, stairs rise to the first floor.

KITCHEN DINER

With room for dining table & chairs, French doors allow access into the rear garden, kitchen newly fitted with a modern range of cream wall and base units with laminate worktop and inset sink with mixer tap, plumbed for dishwasher plus washing machine and built in oven, hob & cooker hood, space for fridge/freezer, window to rear.

FIRST FLOOR LANDING

Access to all rooms plus access to the loft via a retractable wooden ladder - loft part boarded and housing the gas combination boiler plus fitted light, built in store cupboard - ideal for linen.

BEDROOM 1

3.63m to robes x 2.44m 3.35m (11'11" to robes x 8' 11")

Double bedroom, window to the rear with a view of the lake towards Cardiff Bay, built in floor to ceiling wardrobes - sliding doors, TV point.

BEDROOM 2

3.68m x 2.64m (12'1" x 8'8")

Double bedroom, window to front overlooking the yachts moored in the basin, TV point.

BEDROOM 3

2.62m x 1.91m (8'7" x 6'3")

With diagonal shaped bay window overlooking the yachts on the water.

BATHROOM

Fitted with a modern white suite comprising a panel bath with shower attachment, pedestal wash hand basin and close coupled wc - concealed cistern, window to rear, heated chrome towel rail, tiling to al walls and tile effect laminate flooring.

GARDEN

Front paved courtyard garden - directly overlooking the water and southerly facing, boundary wall with planters.

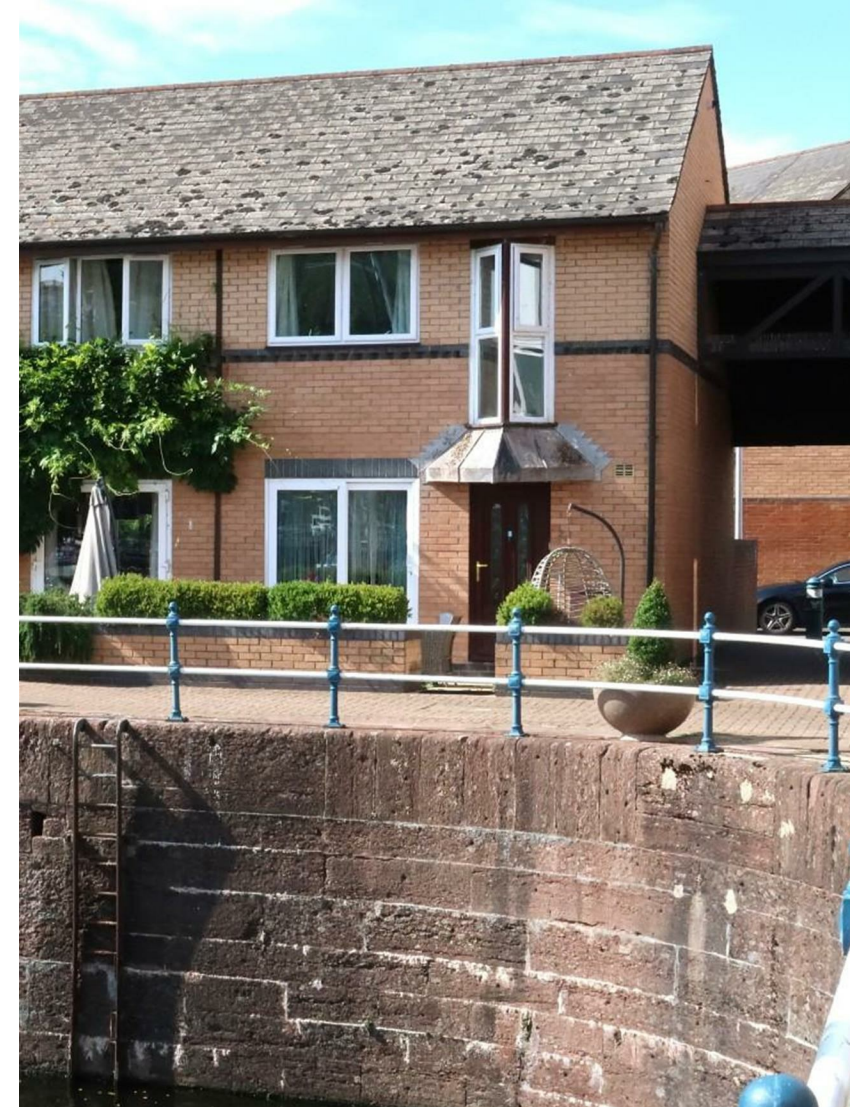
Enclosed paved rear garden - boundary wall with gate allowing access to rear allocated parking space.

INFORMATION

The property is Freehold.

There is a monthly service charge on the property of £33.50

Council Banding - Band F £3,068.02 (2025-2026)





PLAS TALIESIN

, CF64 1TN - £385,000



3 Bedroom(s)



1 Bathroom(s)



958.00 sq ft

Waterfront modern end of link directly overlooking the yachts moored in the main basin. Found in excellent order. With no on-going chain. Complimented with gas central heating - combination boiler & replacement upvc double glazing plus solid oak flooring to the ground floor. Briefly comprising an entrance porch, ground floor cloakroom/wc, 26' main open plan room - lounge with dining area & newly fitted contemporary kitchen - with built in built in oven, hob & hood. To the first floor there are 3 bedrooms - built in wardrobes to the master plus a modern bathroom/wc. The paved front garden is southerly facing and overlooks the water with an enclosed rear garden plus allocated parking space. Viewing highly recommended.

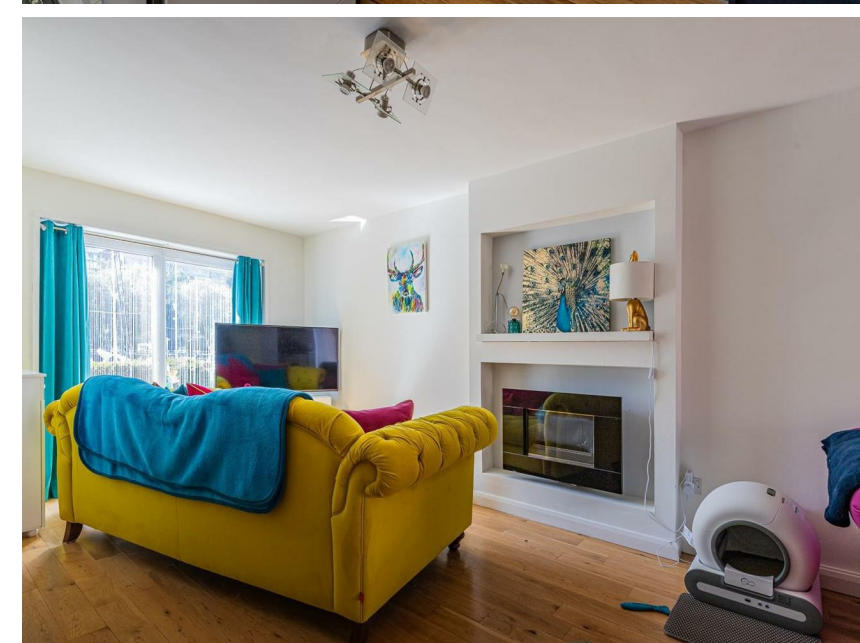


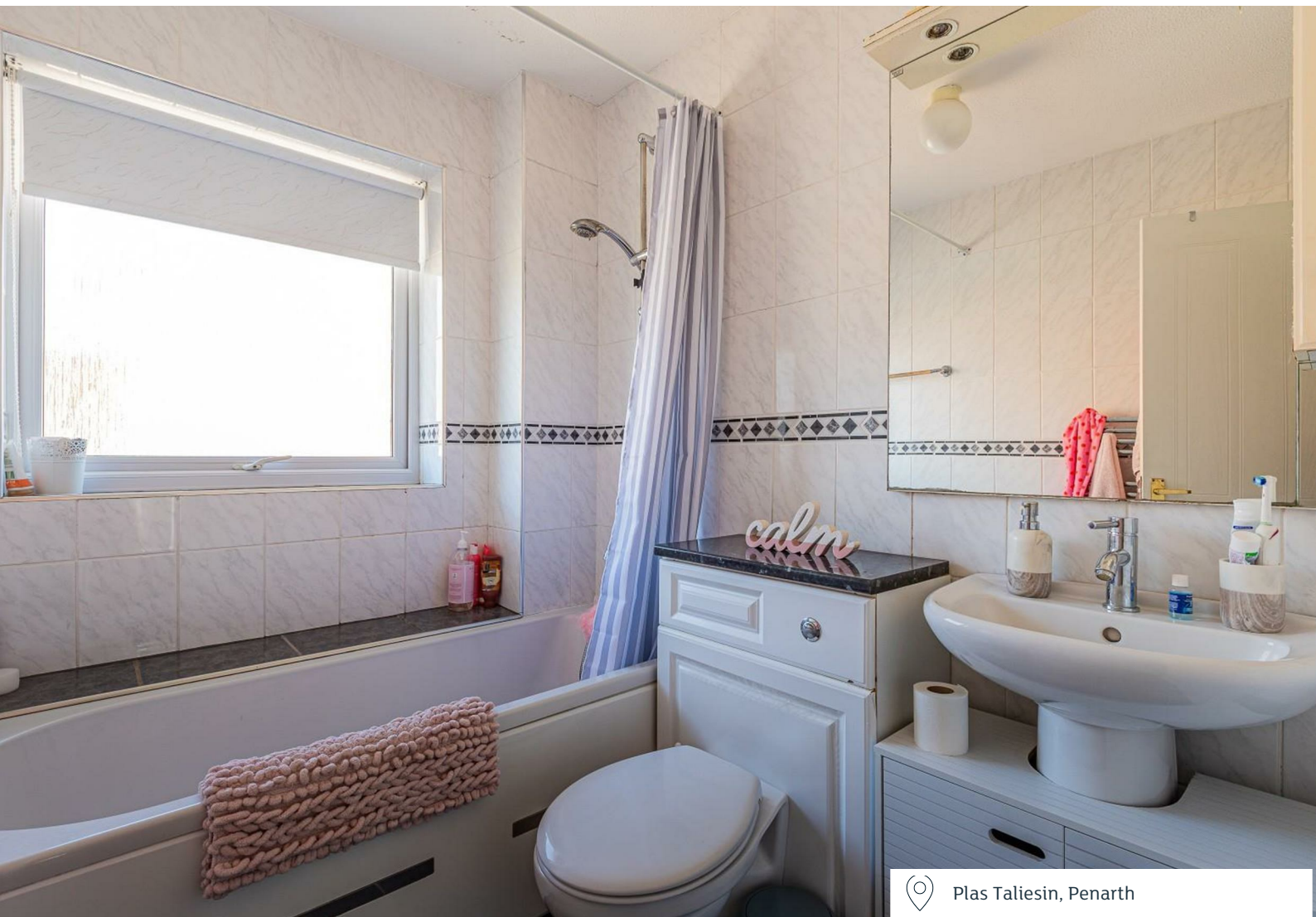
PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator



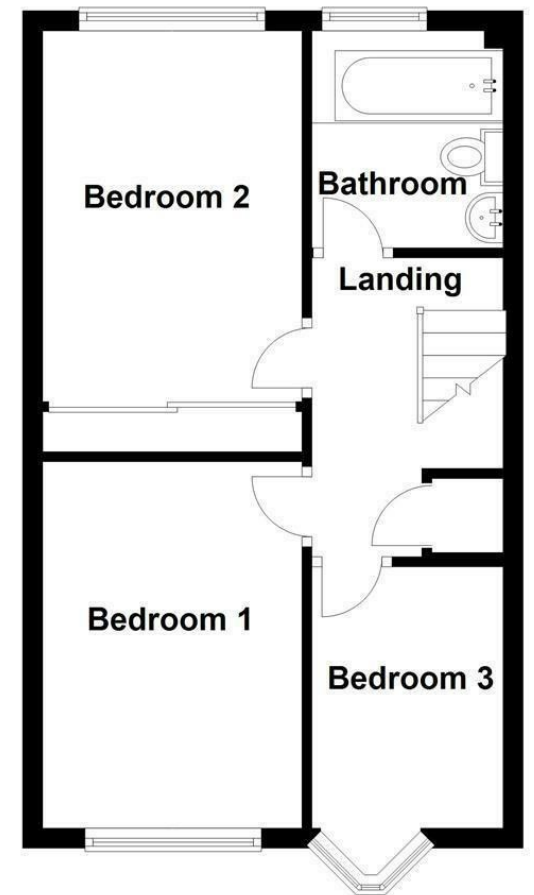


Plas Taliesin, Penarth

Ground Floor
Approx. 36.7 sq. metres (394.9 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 