

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TREM ELAI
PENARTH



HALLWAY

CLOAKS/W.C

KITCHEN/DINING ROOM

5.26m x 2.69m (17'3 x 8'10)

LIVING ROOM

4.01m x 4.85m (13'2 x 15'11)

FIRST FLOOR LANDING

BEDROOM 1

3.25m x 3.63m (10'8 x 11'11)

EN-SUITE

BEDROOM 2

3.89m x 2.54m (12'9 x 8'4)

BEDROOM 3

2.69m x 2.26m (8'10 x 7'5)

BATHROOM

2.69m x 2.26m (8'10 x 7'5)

OUTSIDE

There are two allocated parking spaces to the front and to the rear is a neat enclosed garden laid to paved patio, artificial lawn and a decked area with attractive gravel borders.

TENURE

We are advised that the property is freehold. We have been informed that there is an estate service charge of £300.00 PA.

COUNCIL TAX




Band F



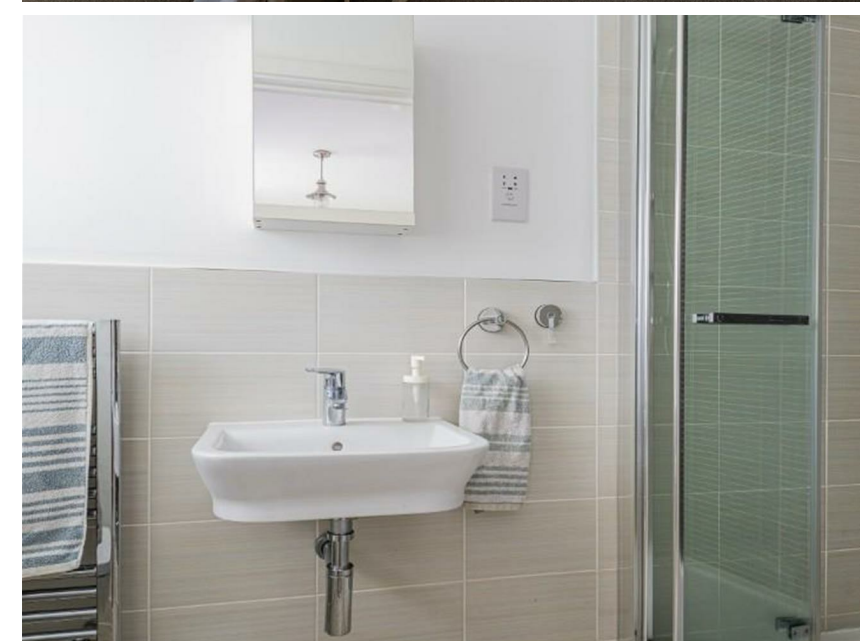


TREM ELAI

PENARTH, CF64 1TB - £337,500

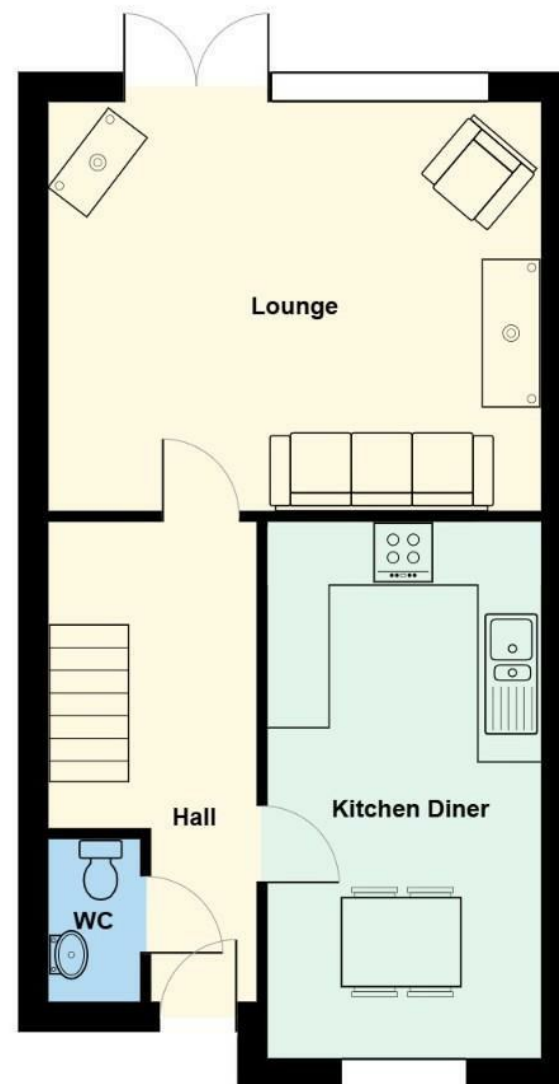
 3 Bedroom(s)  2 Bathroom(s)  925.00 sq ft

A lovely family home located in this popular location which is within a short walk on Penarth town centre and both Dingle Road and Cogan railway stations. The area enjoys panoramic views across Cardiff Bay. The property is well presented throughout and has a neat rear garden and two allocated parking spaces. The property benefits from a storage shed situated next to the front door. Opening into an inviting entrance hall complete with access to a downstairs w/c. there is a bright and airy living room with direct access to the landscaped rear garden through a set of patio doors. There is a separate fitted kitchen/dining room and the kitchen has been appointed with a modern range of base and eye-level units, complete with a selection of integrated appliances including an electric under-counter oven, a gas hob, an extractor, a washing machine and a fridge/freezer, as well as plumbing for a dishwasher. To the first floor are three bedrooms, the main bedroom is complete with Juliet balcony and a modern en-suite shower room. There is a second good-sized double and a single bedroom, both enjoying use of the family bathroom. Externally, the property enjoys a neat, enclosed rear garden, combining a paved patio, a low-maintenance artificial lawn area and a deck at the foot of the garden, all brought together with gravel borders and fences to all boundaries.

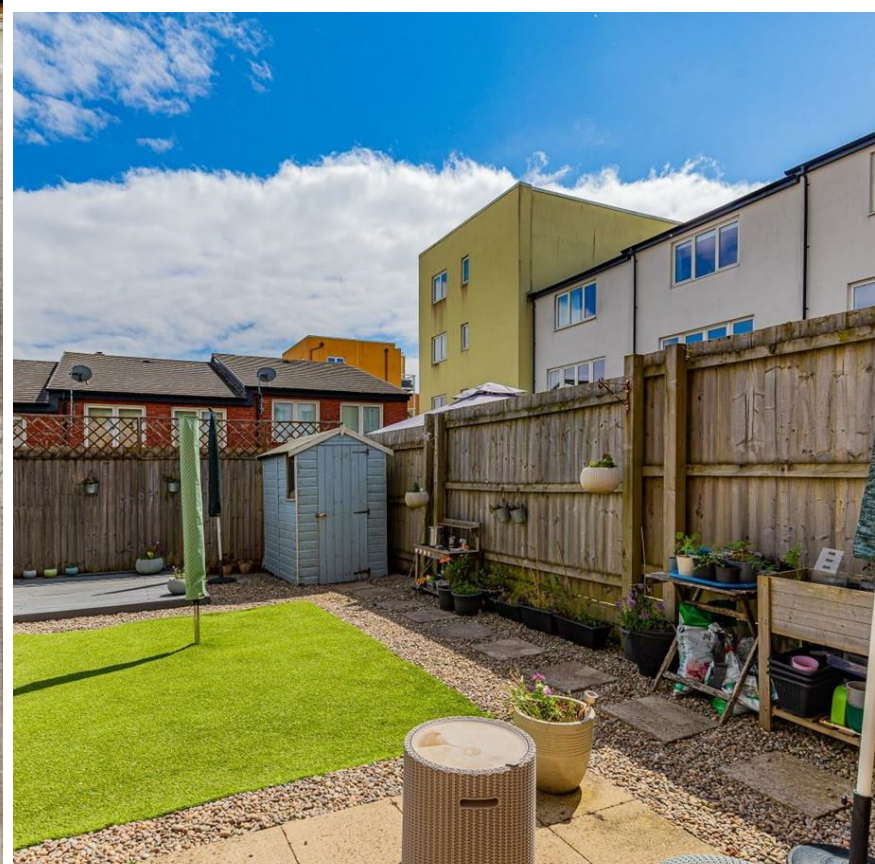


PROPERTY SPECIALIST
Mr Jeff Hopkins
jeff@jeffreygross.co.uk
02920 499680
Valuer





Trem Elai, Penarth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(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	