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CARDIFF

VALE

CAERPHILLY

BRISTOL

Trem Elai

PENARTH HEIGHTS





Comments by Mr Paul Davies

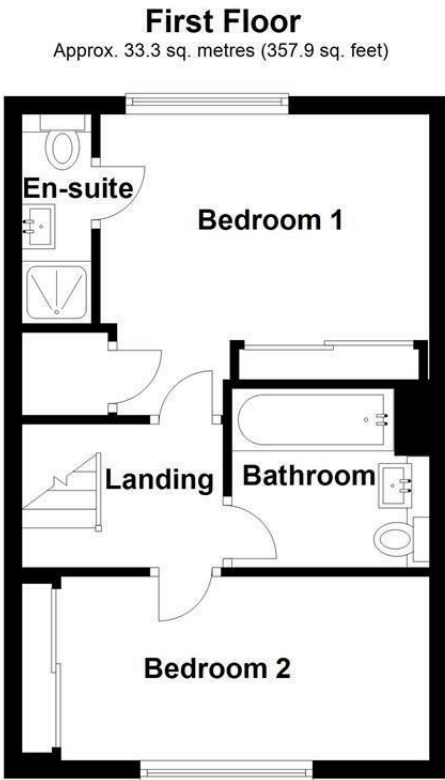
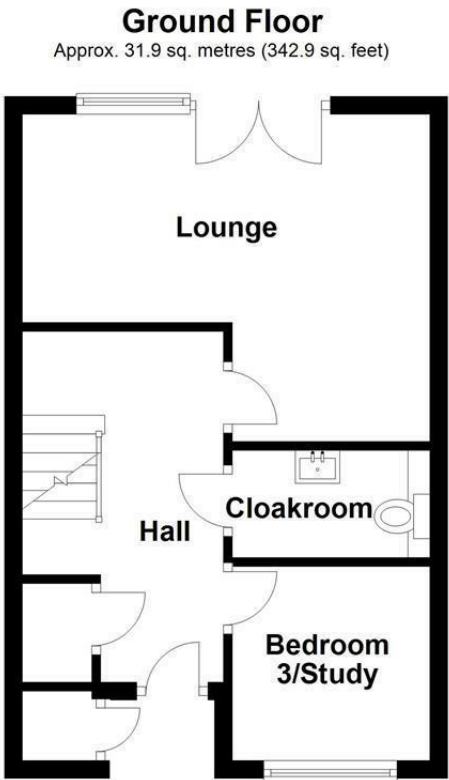
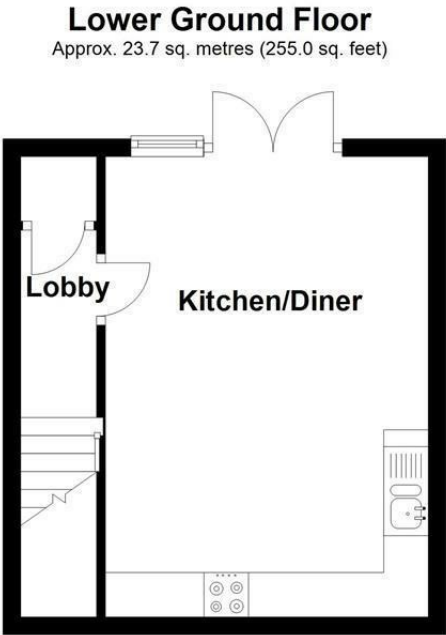


Property Specialist

Mr Paul Davies

Property Management Co-ordinator

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Total area: approx. 88.8 sq. metres (955.8 sq. feet)

*Penarth Heights as a development is well placed for the town center, Dingle train station plus Cogan Leisure Center and access to the link road to the M4 motorway.
A walk leads you to the Barrage - perfect for walks into Cardiff Bay.*

Comments by the Homeowner





Trem Elai

Penarth Heights, Penarth, CF64 1TB

£350,000

3 Bedroom(s) 2 Bathroom(s) 956.00 sq ft

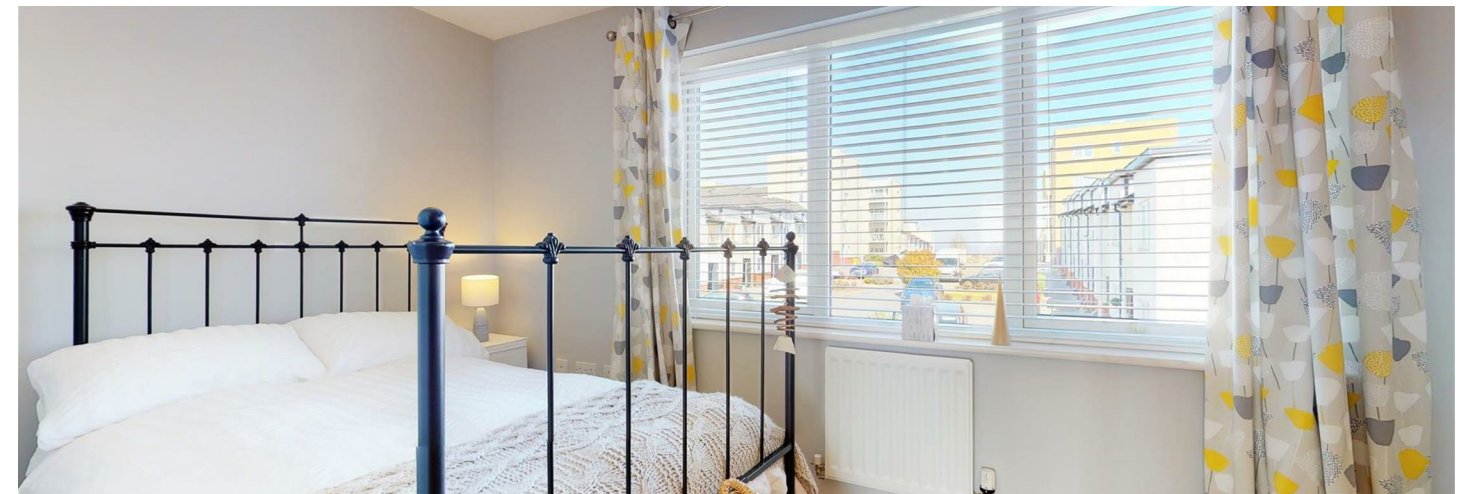


Contact our
Penarth Branch
02920415161

Beautifully presented 3 bedroom modern town house on popular small development. Built by Crest Nicholson Homes to a high standard. With spacious and versatile accommodation over 3 floors. Benefitting from an enclosed and landscaped rear garden plus twin off road parking. Briefly comprising a welcoming entrance hall, ground floor cloakroom/wc, spacious lounge - French doors to a glass 'Juliet' balcony & bedroom 3/study. To the lower ground floor a fully fitted kitchen - fully integrated with room for table & chairs & French doors into the garden. To the first floor there are 2 large double bedrooms - wardrobes to the both plus stylish en-suite shower room/wc to the master plus modern family bathroom/wc. Complimented with gas central heating & upvc double glazing. Well placed for a walk to the town center plus the Dingle train station and near to the Barrage with its excellent walks into Cardiff Bay. Viewing highly recommended.



Entrance Hall Enter via stylish composite door, engineered wooden floor, stairs ascend to lower ground floor and rise to the first floor, generous cloaks cupboard.	First Floor Landing Access to all rooms.	with neat shrub borders to the side, exterior light. outside tap, attached store shed. Enclosed southerly facing landscaped rear garden, feather edge fenced, outside light, garden shed.
Cloakroom Sizeable room with a modern white suite comprising a Roca wall mounted wash hand basin and close coupled wc - concealed cistern, extractor fan.	Bedroom 1 11'11" x 9'9" (3.63 x 2.97) Master double bedroom, window to rear boasting an elevated roof top view over Penarth, TV point, telephone point, quality wardrobes - sliding doors, over stairs cupboard housing the combination boiler.	
Lounge 15'6" max x 12'1" max (4.72 max x 3.68 max) Spacious L shaped living room, French doors plus side glazed panel open onto a glass/steel 'Juliet' balcony, TV point, telephone point.	En Suite Shower Room Fitted with a contemporary white suite comprising an enclosure with shower, Roca wall mounted wash hand basin and close coupled wc - concealed cistern, extractor fan, heated chrome towel rail, twin shaver point.	
Bedroom 3/Study 7'2" x 7'2" (2.18 x 2.18) Engineered wooden floor, window to front.	Bedroom 2 13'4" to robes x 6'8" (4.06 to robes x 2.03) Double bedroom, window to front, quality wardrobes with sliding doors.	
Lower Ground Floor	Bathroom Fitted with a modern white suite comprising a panel bath with shower attachment and glass screen, Roca wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, heated chrome towel rail, extractor fan, twin shaver point.	
Lobby Store cupboard.	Garden Double width hardstand to the front allowing twin off road parking	
Kitchen/Dining 17'0" x 11'11" (5.18 x 3.63) Large room with space for table & chairs, fitted with a range of wall and base units with laminate worktop and inset stainless steel one and half bowl sink & drainer with mixer tap and bevel tiled splash backs, under lighting, integrated fridge, freezer, washer/drier plus built in oven, hob & cooker hood, French doors with side glazed panel overlook and lead into the garden, TV point.		





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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	

