

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 £220 PA.

COUNCIL TAX

Band F





TREM ELAI

PENARTH, CF64 1TB - £325,000

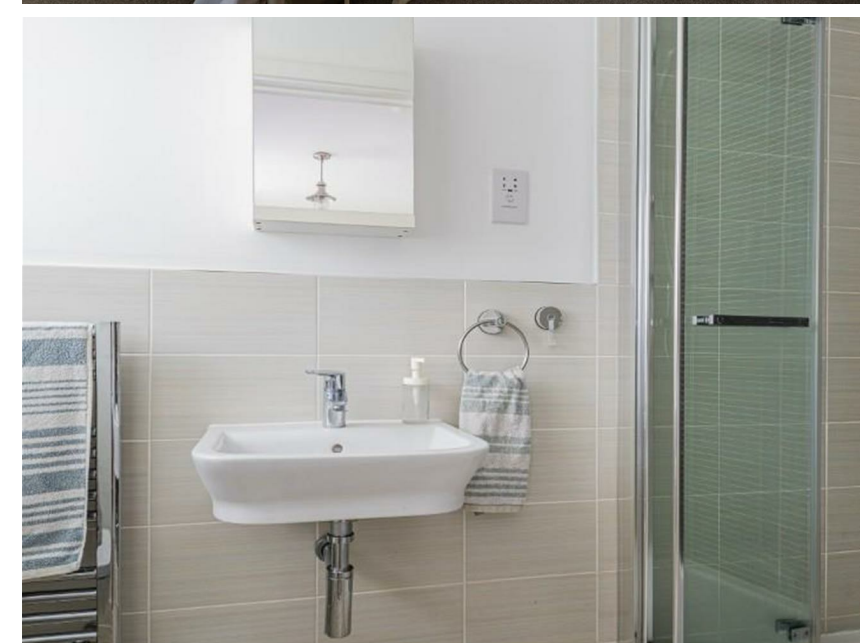
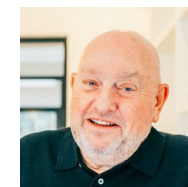
 3 Bedroom(s)
  2 Bathroom(s)
  925.00 sq ft

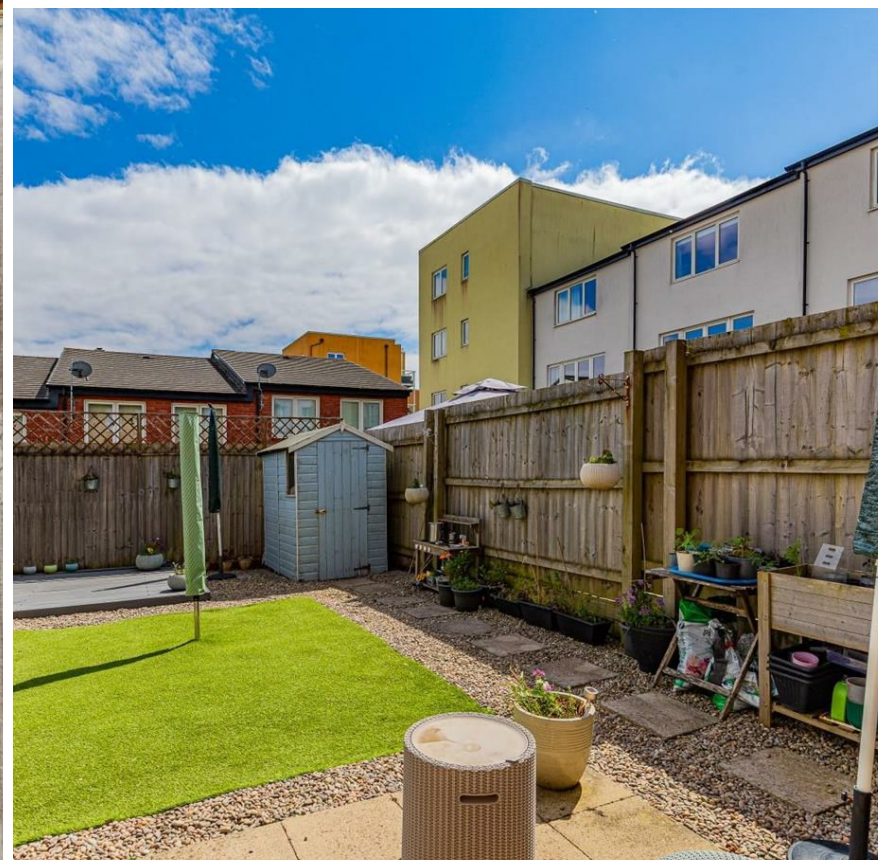
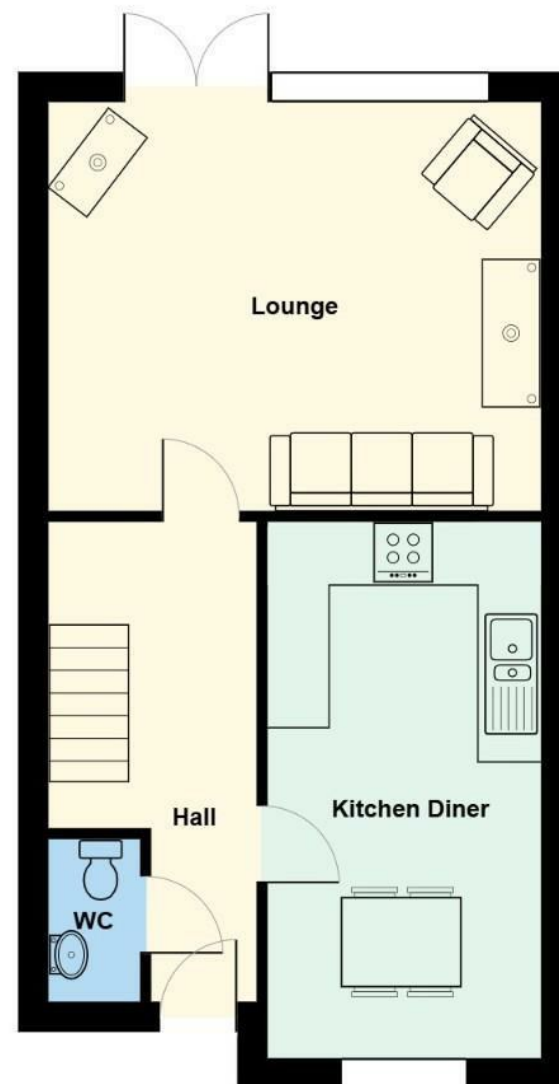
A lovely family home located in this popular location which is within a short walk on Penarth town centre and both Dingle Road and Cogan railway stations. The area enjoys panoramic views across Cardiff Bay. The property is well presented throughout and has a neat rear garden and two allocated parking 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

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 Valuer





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 	