



JeffreyRoss Draft Description and photos for approval.

JR

49 Trem Elai, Penarth, Penarth, Vale of Glamorgan, CF64 1TB **£345,000**

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.

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





