

66 Trem Elai



4 Andrews Buildings  
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Penarth CF64 2AA

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**Sales and general enquiries:** info@shepherdsharpe.com  
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

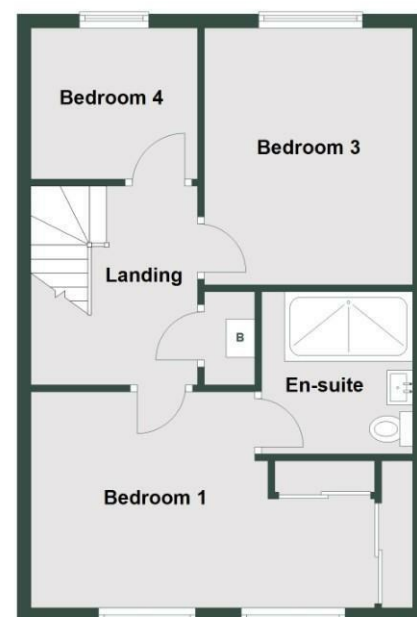
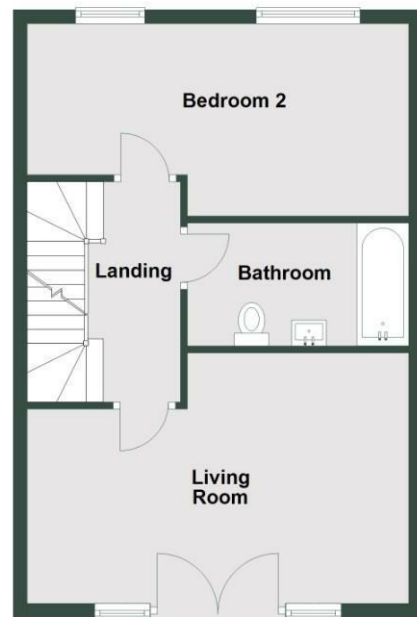
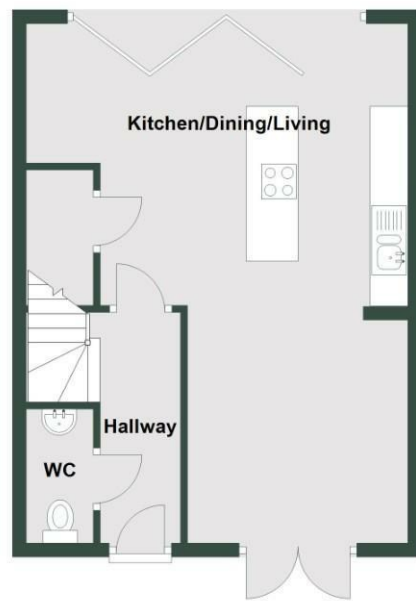
**SHEPHERD SHARPE**



**Ground Floor**

**First Floor**

**Second Floor**



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)  
**66 Trem Elai**

## 66 Trem Elai

Penarth CF64 1TB

**£2,300 Per Month**

A well presented town house with great views of the Marina, Cardiff Bay and city centre, close to the town centre, barrage, railway station and all local amenities. Versatile living space arranged over three floors comprising hallway, WC, large open plan kitchen/dining/living with bi-folding doors to rear garden. To the first floor there is a good size full width living room, double bedroom and bathroom. To the second floor there is a bedroom with en-suite shower room and open dressing area, and two further bedrooms. Landscaped front and rear gardens, access to garage, gated parking area to rear. uPVC double glazing, gas central heating. Part furnished. Short term let. Available early July.

Energy Efficiency Rating	
Current	Potential
85	94

Very energy efficient – lower running costs

(92 plus) A  
(81-91) B  
(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



Part glazed front door to hallway. External store room.

#### Hallway

11'8" x 4'2" (3.56m x 1.29m)

Tiled floor, ceiling light, radiator. Stairs to first floor.

#### W.C.

Wall hung wash basin with chrome bottle trap and fittings, twin flush WC. Ceiling light, extractor fan, tiled floor, radiator.

#### Open Plan Kitchen/Dining/Living

25'6" (max) x 16'7" (max) (7.79m (max) x 5.06m (max))

A superb open plan kitchen/dining/living room. Double glazed bi-folding doors to rear, full height windows to front creating a very light and bright living space. Fitted kitchen with timber style countertops, stainless steel sink with drainer and mixer tap, double oven, integrated fridge and freezer, dishwasher, large island with gas hob and extractor over. Large built-in store cupboard with plumbing and space for washing machine, two radiators, modern down lighters, tiled flooring.

#### First Floor Landing

Carpet, radiator. Stairs to second floor.

#### Living Room

18'8" x 11'6" (5.69m x 3.53m)

A lovely full width living room. French doors and full height windows taking full advantage of the great view looking across Cardiff Bay and the city centre. Carpet, two radiators, contemporary decoration.



#### Bedroom 2/Home Office

16'3" x 9'1" (4.96m x 2.78m)

Two double glazed windows to rear. Carpet, radiator, space for wardrobe.

#### Bathroom

8'9" x 6'7" (2.68m x 2.01m)

Comprising panelled bath with shower attachment, wall hung wash basin with chrome bottle trap and fittings, back to the wall WC. Heated towel rail, quality tiling and extractor fan.

#### Second Floor Landing

Carpet, large airing cupboard, loft access with small area of storage in loft.



#### Bedroom 1

18'0" (max) x 9'7" (max) (5.49m (max) x 2.93m (max) )

A large double bedroom. Full height glazing to front taking full advantage of the views of the Marina, Cardiff Bay and city centre. Carpet, radiator, mirror fronted built-in wardrobes to open dressing area.



#### En-Suite Shower Room

7'4" x 6'2" (2.24m x 1.89m)

Large tiled shower enclosure with low profile shower base, curved shower screen, chrome shower fitting, wall hung wash basin with chrome bottle trap and fittings, back to the wall WC. Attractive tiling, chrome ladder radiator and extractor fan.

#### Bedroom 3

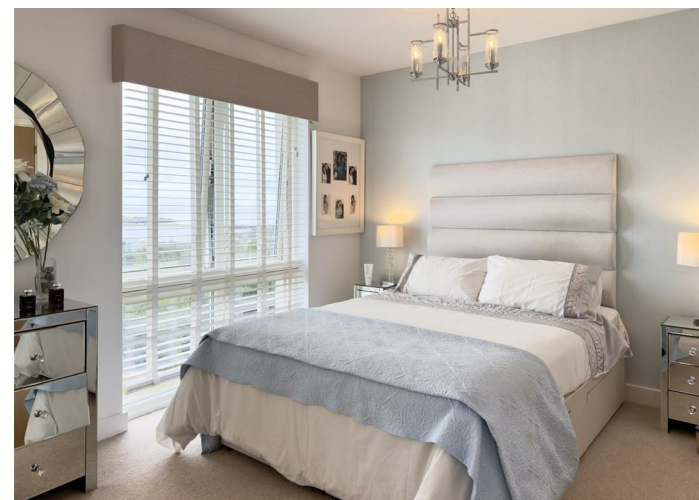
13'5" x 8'7" (4.11m x 2.64m)

Double glazed window to rear. Carpet, radiator.

#### Bedroom 4

7'6" x 7'7" (2.29m x 2.33m )

Double glazed window to rear. Carpet, radiator.



#### Front Garden

Picket fence, low maintenance front garden with artificial lawn, paved seating area, pathway to front door. Access to lockable store.

#### Rear Garden

South facing landscaped rear garden, artificial lawn, full width patio.

#### Garage

17'2" x 13'9" (5.25m x 4.20m)

Gated access to large garage with further parking space to the front of the garage.

#### Council Tax

Band G £3,768.63 p.a. (26/27)

#### Post Code

CF64 1TB

#### Security Deposit

£2,300

#### Holding Deposit

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

