

35 Plas St. Andresse



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# AWAITING FLOORPLAN

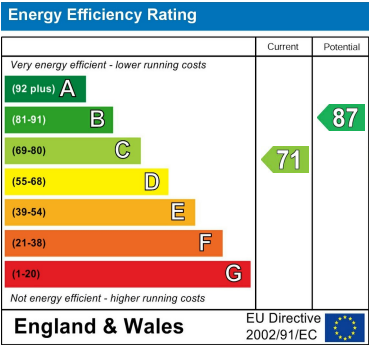
SHEPHERD SHARPE



35 Plas St. Andresse  
Penarth Marina CF64 1BW

£420,000

A stylish and beautifully presented three bedroom mid link house situated in a great position directly overlooking the first marina basin and yachts. Comprises hallway, new shower room/wc, spacious lounge/dining room, stunning new fitted kitchen, two double bedrooms, third bedroom/home office and quality bathroom with shower. uPVC double glazing, gas central heating with new boiler (2021), new flooring throughout. Landscaped private front garden, small courtyard rear garden, parking space and visitor parking. Freehold.







New composite front door with double glazed glass panels in etched glass to hallway.

**Hallway**

Beautiful herringbone flooring, modern column radiator, traditional style decoration, new metal fuse box.

**Shower Room/W.C.**

Beautifully presented and finished. Comprising tiled shower enclosure with modern electric shower, wash basin with mixer tap, space saving wc. Half tiled walls to wc area and Metro tile styling elsewhere, downlighting, tiled floor.

**Lounge/Dining Room**

15'1" x 16'11" (4.60m x 5.18m)

A large open plan living space. New uPVC double glazed French doors to front within integrated blinds leading out to enclosed private terrace with lovely views of the marina. Herringbone flooring as from hallway, stylish neutral decoration, modern column traditional style radiator in pewter finish and traditional double radiator, carpet, staircase to first floor with storage beneath, modern downlighting. Painted panelled door to kitchen.

**Kitchen**

8'6" x 14'9" (2.61m x 4.50m)

A good size kitchen, beautifully presented. In white with contrast narrow square edge work tops and upstand, sink with half bowl and drainer, lever mixer. Stainless steel gas hob, matching oven, Bosch extractor, island with pan drawers, space for two chairs, integrated wine fridge, washer/dryer, space for fridge/freezer, attractive switches and sockets, downlighting. uPVC double glazed French doors and windows to rear.

**First Floor Landing**

Pale grey fitted carpet, loft access, airing cupboard with new Worcester combination boiler (installed 2021), white finish modern doors to all first floor rooms, modern downlighting, contemporary decoration.

**Bedroom 1**

11'9" x 9'1" (3.60m x 2.77m)

A large double bedroom. uPVC double glazed window to rear with lovely views looking out across Cardiff Bay out towards the city centre. Stylishly presented, pale grey carpet, radiator, decorated in white, bespoke shaker style fitted cupboards.

**Bedroom 2**

12'0" x 8'6" (3.68m x 2.61m)

A second double bedroom. uPVC double glazed window to front with integrated blinds and good views of the marina. Pale grey carpet, radiator, decorated in white.

**Bedroom 3**

8'7" x 6'4" (2.64m x 1.94m)

A decent third bedroom presently used as an office. uPVC double glazed window to front (2021) with integrated blinds with lovely views of the marina. Pale grey carpet, radiator, decorated in white.



**Bathroom**

The bathroom has been completely refurbished. Comprising contemporary P shaped bath with shower over, toughened shower screen, rainfall shower with sliding shower attachment, contemporary wash basin with storage beneath, twin flush wc. Attractive tiling, contrast wall tiles to splashback, modern downlighting, light fitting with extraction. uPVC double glazed window with privacy glass.

**Front Garden**

Small front garden with great views looking out across the marina basin and yachts.

**Rear Garden**

A compact private rear garden with entertaining space, access to allocated parking space and visitor space.

**Council Tax**

Band F £3,068.02 p.a. (25/26)

**Post Code**

CF64 1BW