

12 Trem Y Bae
Penarth, CF64 1TG

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12 Trem Y Bae

Penarth, CF64 1TG

£895,000 Freehold

4 Bedrooms : 4 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this immaculately presented, spacious four bedroom detached executive family home. Enjoying spectacular, panoramic views over Penarth Marina, Cardiff Bay, Cardiff and beyond. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, study, cloakroom, utility room, open-plan kitchen/living/breakfast room. First floor landing, a large 'L' shaped lounge/dining room with a private balcony, two spacious double bedrooms, one of which benefits from an en-suite and a family bathroom. Second floor landing, a spacious master bedroom with a dressing area and en-suite and a second spacious double bedroom with an en-suite. Externally the property benefits from off-road parking for several vehicles beyond which is an integrated double garage (currently being used as a home gym) and a beautifully landscaped rear garden. Being sold with no onward chain. EPC Rating; 'B'.

Directions

- Penarth Town Centre 0.7 miles
- Cardiff City Centre 4.2 miles
- M4 (J33) 9.6 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a partially obscured glazed composite door into a spacious, welcoming hallway enjoying tiled flooring with underfloor heating, a wall-mounted alarm system, a recessed cupboard providing ample space for storage, recessed ceiling spotlights and a wooden staircase leading to the open-plan kitchen/living/dining room.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from continuation of tiled flooring with underfloor heating, partially tiled walls, wall-mounted towel radiator and recessed ceiling spotlights.

The study enjoys tiled flooring with underfloor heating, a bespoke fitted desk and a uPVC double glazed window to the front elevation.

The utility room has been fitted with a range of base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of tiled flooring, recessed ceiling spotlights and an inset stainless steel sink.

The spectacular open-plan kitchen/living/breakfast room is the focal point of the home. The kitchen has been fitted with a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Bosch' electric oven and grill, a 'Whirlpool' 5-ring gas hob with an electric extractor fan over and a 'Bosch' dishwasher. The kitchen further benefits from Amtico wooden flooring, partially tiled splash-back, recessed ceiling spotlights, a uPVC double-glazed window to the rear elevation and large uPVC double-glazed sliding doors providing access to the rear garden.

The living area enjoys continuation of Amtico wooden flooring and a uPVC double-glazed window to the rear elevation.

FIRST FLOOR

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor.

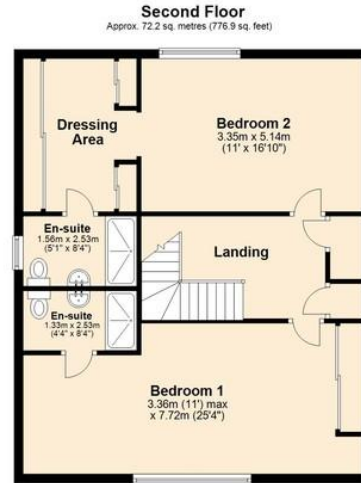
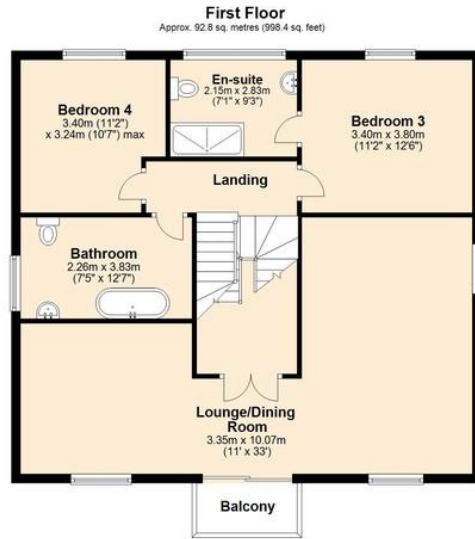
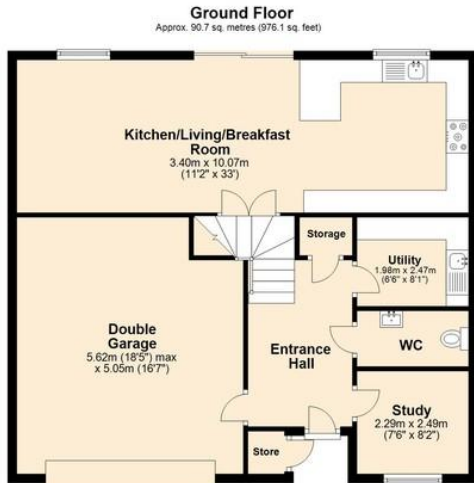
The large 'L' shaped lounge/dining room enjoys carpeted flooring, three uPVC double-glazed windows to the side and front elevations and uPVC double-glazed sliding doors provides access onto a private balcony which enjoys spectacular, elevated panoramic views over Penarth Marina, Cardiff Bay, Cardiff and beyond.

Bedroom three is a spacious double bedroom which benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in glass shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from Amtico wooden flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and a large obscured uPVC double-glazed window to the rear elevation.

Bedroom four is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a handheld shower attachment, a floating wash hand basin and a WC. The bathroom further benefits from Amtico wooden flooring, partially tiled walls, recessed ceiling spotlights and an obscured uPVC double-glazed window to the side elevation.





Total area: approx. 255.6 sq. metres (2751.4 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

SECOND FLOOR

The second floor landing enjoys carpeted flooring, a Velux roof light and two recessed storage cupboards, one of which houses the 'Potterton' wall-mounted boiler and the other housing the 'Megaflo' water tank. The spectacular master bedroom is a generously sized double bedroom which enjoys carpeted flooring, a walk-in dressing area with a range of fitted wardrobes and a large uPVC double-glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in glass shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and a 'Velux' roof light.

Bedroom two is a spacious double bedroom which benefits from carpeted flooring, a range of fitted mirrored wardrobes, a loft hatch providing access to the loft space and a large uPVC double-glazed window to the front elevation providing yet more spectacular panoramic views over Cardiff Bay. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in glass shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall-mounted mirror light, recessed ceiling spotlights, a wall-mounted chrome towel radiator and a 'Velux' roof light.

GARDENS AND GROUNDS

12 Trem Y Bae is approached off the road onto a block paved driveway providing off-road parking for several vehicles beyond which is an integrated double garage with an electric roller door (currently being used as a home gym).

The beautifully landscaped rear garden is predominantly laid with artificial grass and enjoys a variety of mature shrubs, borders and olive trees. A large patio area provides ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

All mains services connected. Freehold. Electric underfloor heating to ground floor. Communal upkeep charge of £100 payable annually.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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