

UNDER OFFER

Trem Elai

Penarth Heights, Penarth, CF64 1TB

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£350,000

3 BEDROOMS
2 BATHROOMS
1 RECEPTION
956 SQ FT

BEAUTIFULLY PRESENTED 3 BED
MODERN TOWN HOUSE

ENCLOSED AND LANDSCAPED
REAR GARDEN

GROUND FLOOR CLOAKROOM /WC

FULLY FITTED KITCHEN ON THE
LOWER GROUND FLOOR

MASTER BEDROOM WITH STYLISH
EN-SUITE

SPACIOUS AND VERSATILE
ACCOMMODATION OVER 3 FLOORS

TWIN OFF ROAD PARKING

SPACIOUS LOUNGE WITH FRENCH
DOORS TO BALCONY

2 DOUBLE BEDROOMS ON 1ST
FLOOR

WELL PLACED TO TOWN

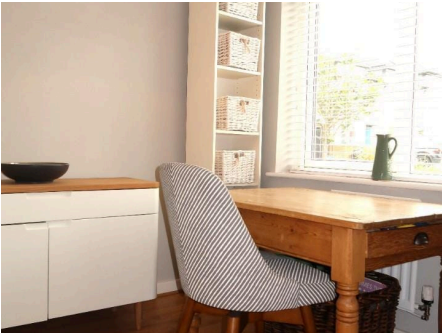


THE PROPERTY

Beautifully presented 3 bedroom modern town house on popular small development. Built by Crest Nicholson Homes to a high standard. With spacious and versatile accommodation over 3 floors. Benefitting from an enclosed and landscaped rear garden plus twin off road parking. Briefly comprising a welcoming entrance hall, ground floor cloakroom/wc, spacious lounge - French doors to a glass 'Juliet' balcony & bedroom 3/study. To the lower ground floor a fully fitted kitchen - fully integrated with room for table & chairs & French doors into the garden. To the first floor there are 2 large double bedrooms - wardrobes to the both plus stylish en-suite shower room/wc to the master plus modern family bathroom/wc. Complimented with gas central heating & upvc double glazing. Well placed for a walk to the town center plus the Dingle train station and near to the Barrage with its excellent walks into Cardiff Bay. Viewing highly recommended.



INSIDE



ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

LOUNGE

4.72 max x 3.68 max

BEDROOM 3/STUDY

2.18 x 2.18

LOBBY

KITCHEN/DINING

5.18 x 3.63

FIRST FLOOR LANDING

BEDROOM 1

3.63 x 2.97

EN SUITE SHOWER ROOM

BEDROOM 2

4.06 to robes x 2.03

BATHROOM

GARDEN

INFORMATION

PROPERTY TYPE

HOUSE - TERRACED

INTERNAL AREA

956 SQ FT

TENURE

FREEHOLD

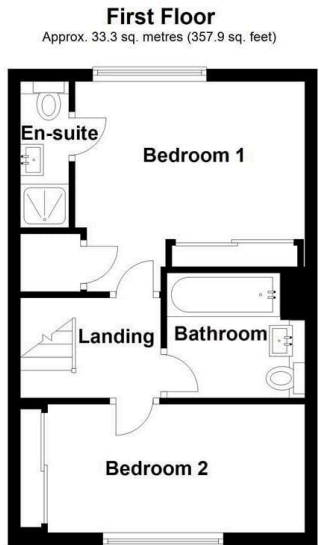
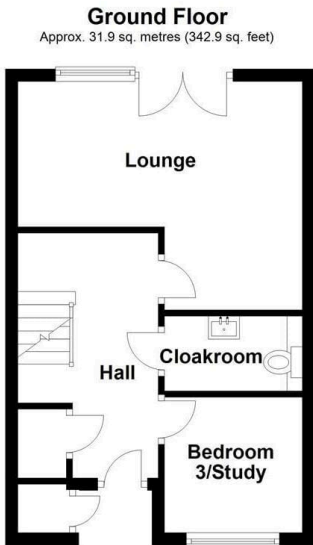
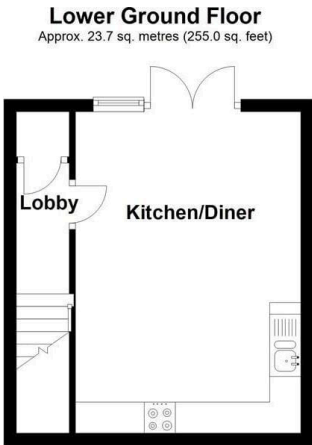
COUNCIL TAX

BAND E · ABOUT £2,727 A YEAR
Vale of Glamorgan Council, 2026/27 estimate

EPC RATING

82 · POTENTIAL 93

FLOORPLAN



Total area: approx. 88.8 sq. metres (955.8 sq. feet)



Paul Davies

SENIOR VALUER WHO FIRST STARTED OUR SALES OFFERING ...
PENARTH BRANCH

029 2041 5161

9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64 3ED

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser, Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk