

4 Plas Glen Rosa

Penarth, Vale of Glamorgan, CF64 1TS



A very well presented two bedroom, modern terraced house with water views overlooking the Inner Basin of Penarth Marina. Available with no onward chain, this is a very popular house style, ideal for first time buyers, downsizers and investors alike. The property is in good order throughout but does retain good potential for upgrading and modernising to taste. Comprises the kitchen and living on the ground floor along with two double bedrooms and a bathroom above. The property has an off road parking space, along with an enclosed courtyard garden and space for seating to make the most of the water views. Viewing advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£325,000

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Accommodation

Ground Floor

Hall

A space with stairs to the first floor, door to the living room and open to the kitchen. Laminate flooring. Central heating radiator. Wooden glazed panel front door.

Kitchen *11' 9" x 9' 11" max (3.59m x 3.01m max)*

Laminate flooring from the hall. Fitted kitchen comprising wall units and base units with white doors and granite effect work surfaces. Integrated electric oven, four burner gas hob and extractor hood. Freestanding washing machine and fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the front with fitted roller blind. Wall mounted gas combination boiler. Part tiled walls. Power points.

Living Room *11' 9" x 17' 6" into doorway (3.59m x 5.34m into doorway)*

A spacious living room with excellent water views over the inner basin to the rear. Large uPVC double glazed window with fitted roller blind. Fitted carpet. Two central heating radiators. Power points and TV point. Space for a table and chairs. Door out to the rear onto the pathway.

First Floor

Landing

Fitted carpet to the stairs and landing. Power point. Doors to both bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 *11' 9" x 10' 1" (3.58m x 3.07m)*

Double bedroom with uPVC double glazed window to the rear that overlooks the inner basin. Fitted carpet. Central heating radiator. Power points. Fitted roller blind to the window.

Bedroom 2 *11' 10" into wardrobe x 9' 3" (3.61m into wardrobe x 2.82m)*

Double bedroom, this time to the front. uPVC double glazed window with fitted roller blind. Fitted carpet. Built-in cupboard and wardrobe with mirrored sliding doors. Central heating radiator. Power points.

Bathroom *6' 0" x 5' 7" (1.82m x 1.7m)*

Suite comprising a panelled bath with mixer shower and glass screen, WC and sink with storage below. Laminate floor and part tiled walls. Recessed lights and extractor fan. Fitted cabinet with mirrored doors.

Outside

Garden

The property benefits from an enclosed courtyard style garden to the front, laid to paving and with security fence and gate. Outside light. Outside store. Space for a table and chairs.

Additional Information

Tenure

The property is freehold (WA677914).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2596.01 for 2025/26.

Approximate Gross Internal Area

605 sq ft / 56.2 sq m.

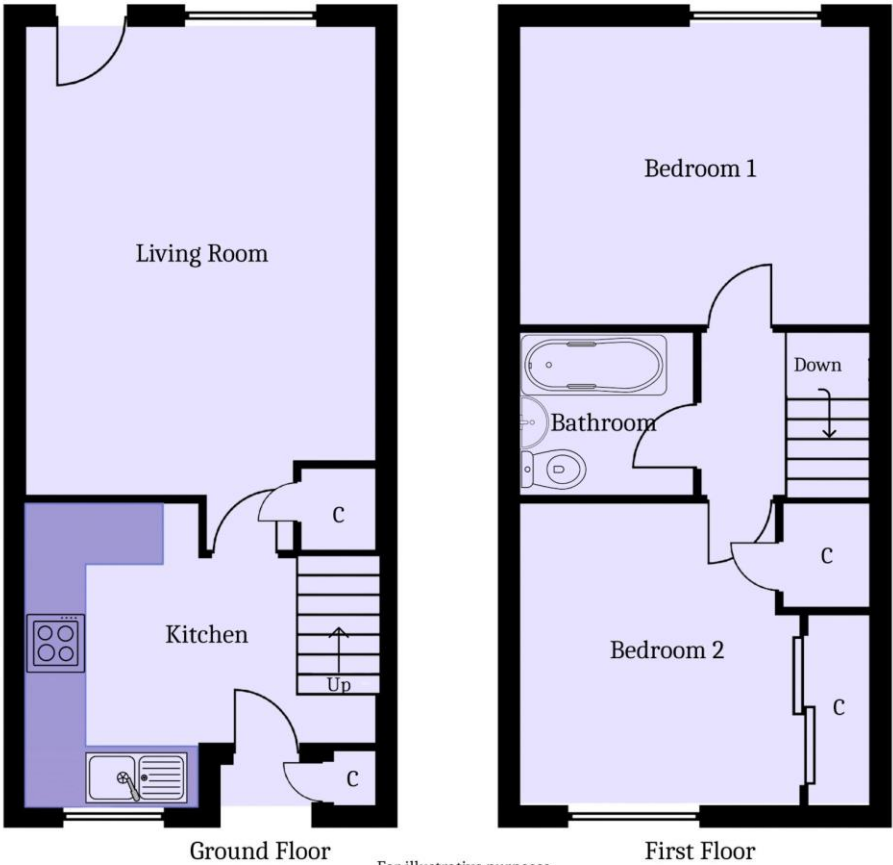
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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