

1 Plas St. Pol De Leon

Penarth, The Vale Of Glamorgan, CF64 1TR



Perfect for first time buyers, investors and downsizers alike, this three bedroom end-terrace in Penarth Marina, with water views, is ideally placed for access to all that the Marina has to offer. The property was renovated in 2023 and is being sold with no onward chain. Living accommodation comprises the hall, living room, kitchen / diner and WC on the ground floor along with the three bedrooms and bathroom on the first floor. There are water views over the Inner Basin from the living room and main bedroom while the property has two outside areas and two allocated parking spaces. Viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£385,000

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Accommodation

Ground Floor

Hall

Laminate flooring. Stairs to the first floor. Central heating radiator. Power point. Doors to the sitting room, WC and kitchen / diner.

Sitting Room *10' 0" x 15' 1" (3.06m x 4.59m)*

A dual aspect sitting room with uPVC double glazed window to the front and a window and sliding doors to the side, opening onto one of the gardens and with views of the inner basin. Laminate flooring. Central heating radiator. Power points and data point.

Kitchen / Diner *12' 4" max x 15' 0" max (3.76m max x 4.57m max)*

A fitted kitchen (installed 2023) comprising wall units and base units with grey gloss doors and marble effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and an extractor hood. One and a half bowl stainless steel sink with drainer. Plumbing for washing machine. Power points. Recessed lighting. Central heating radiator. uPVC double glazed window and sliding doors to the garden. Under stair cupboard. Laminate flooring.

WC *3' 2" x 3' 6" (0.96m x 1.07m)*

Tiled floor. WC and sink with storage below. uPVC double glazed window.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with gas combination boiler. Power point. Doors to three bedrooms and the bathroom.

Bedroom 1 *10' 4" into bay x 15' 1" (3.15m into bay x 4.59m)*

A spacious main bedroom with uPVC double glazed window and bay window, both with water views over the inner basin. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 *9' 3" x 7' 10" (2.82m x 2.38m)*

Fitted carpet. Central heating radiator. Power points. uPVC double glazed window.

Bedroom 3 *9' 3" x 6' 11" (2.83m x 2.12m)*

Fitted carpet. Central heating radiator. Power points. uPVC double glazed window.

Bathroom *7' 11" x 4' 9" (2.41m x 1.44m)*

A fully tiled bathroom with suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. uPVC double glazed window. Heated towel rail. Recessed lights. Extractor fan. Fitted bathroom cabinet with mirrored door and lights.

Outside

Garden 1

A courtyard style garden laid to block paving, with views of the inner basin. Raised planting bed. Gated access to the footpath. Two mature trees.

Garden 2

The smaller garden, with gated access to the parking space. Area laid to paving and another to stone chippings. Mature tree.

Parking

The property has two allocated parking spaces, and there are a number of visitor spaces nearby.

Additional Information

Tenure

The property is freehold (WA702638).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

Approximate Gross Internal Area

793 sq ft / 73.7 sq m.

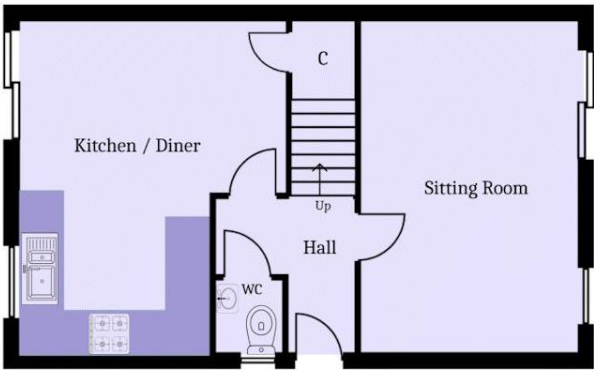
Utilities

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

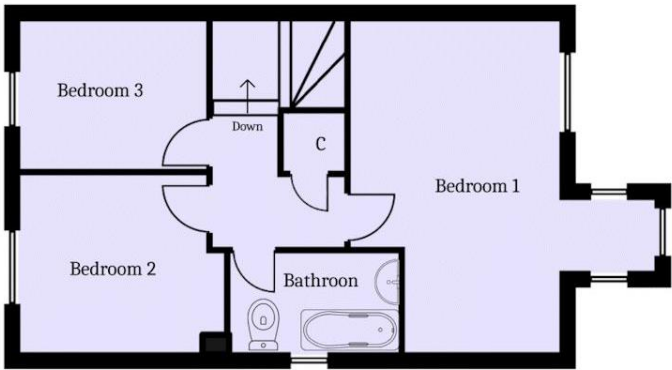
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor











