



Pearse Close, Penarth, CF64 1TH
Guide Price £325,000

Introducing this well presented and modern three bedroom, mid terrace, townhouse with views over Cardiff Bay.

Set over three floors, the property comprises of a spacious hallway, cloakroom, lounge, third bedroom and WC on the entrance level. The stairs lead down to an open plan kitchen/ dining room with French doors out to the enclosed garden area. The first floor comprises of two double bedrooms, one with en-suite and a family bathroom.

This beautiful property is a short walk from Penarth town centre, Penarth Marina and Cardiff Bay barrage. It is also close to train stations, bus routes, schools, local amenities, restaurants and bars which are all within walking distance.

The property features double glazing throughout, gas central heating and is well presented throughout.

Off road parking is available at the front of the property.

**KEY
LET**

SALES & LETTINGS

Entrance Hallway

You are greeted with stylish tiled floor, bright white walls and staircase to upper and lower ground levels also leading to the lounge, third bedroom and WC.

Lounge

12'4" x 15'7" (3.77m x 4.75m)
Bright modern lounge with views over Cardiff Bay and the enclosed garden. French doors that open out to a balcony. Contemporary decoration and carpeted.

Bedroom 3/Study

7'2" x 7'4" (2.19m x 2.25m)
Front facing bedroom/study, double glazed widows dressed with shutters. A light versatile room.

Stairs

Stairs to lower ground
Stairs are carpeted which lead to a large storage cupboard.

Kitchen/Diner

16'10" x 11'11" (5.14m x 3.65m)
Fabulous size kitchen/diner. Perfect for a family dining area or entertaining. Plenty of space a sofa and dining table. Double glazed French doors leading out to the enclosed garden. Modern flush white kitchen cupboards, integrated dishwasher, fridge, freezer, sink with mixer tap, 4 ring hob and oven.

Bedroom 1

10'8" x 11'10" (3.27m x 3.62m)
The master bedroom of the property with an en-suite and with elevated views over Cardiff Bay. Large double glazed windows, radiator and loft access.

En-Suite

3 piece suite, wall hung column radiator, basin, toilet and tiled shower enclosure.

Bedroom 2

6'6" x 15'5" (2.00m x 4.72m)
Situated at the front of the house, large double glazed windows, dressed with shutters, decorated in white.

Family Bathroom

Panelled bath, wall hung basin with shower and mixer tap. Vinyl floor and tiled splash back.

Rear garden

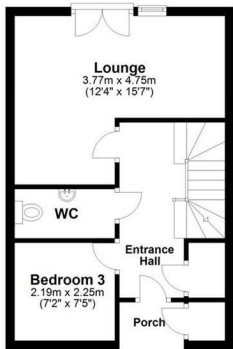
Low maintenance, tiered rear enclosed garden. Paved stone leading to artificial grass area.



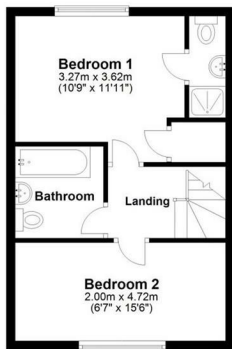
Lower Ground Floor
Approx. 23.5 sq. metres (252.8 sq. feet)



Ground Floor
Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor
Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
A	B
95	84
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
B	C
84	74
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	

