



## 4 TAL-Y-BRYN. PENARTH. CF64 3HT

£360,000

An immaculately presented, spacious and modern 4 bedroom family home with garage in the highly sought after area of Penarth.

Set over three floors and situated in a quiet, favoured cul-de-sac, this superb property is conveniently positioned within walking distance to Penarth Town Centre, Train Station, Cosmeston Village, good schools and has excellent travel links into Cardiff.

The ground floor comprises of entrance hallway with downstairs WC, double bedroom with ensuite shower room, excellent sized kitchen/diner with plenty of cupboard space and room for appliances and a bright conservatory providing the perfect extra space for comfortable living.

On the first floor is a large attractive lounge, the family bathroom and a good sized single bedroom with ample space for single bed and wardrobes.

### **ENTRANCE HALL**

Spacious hallway with stairs to first floor and access to the ground floor bedroom with ensuite, under the stair WC, kitchen and conservatory.

### **DOWNSTAIRS WC**

Situated off of the hallway, with low level W.C, pedestal wash hand basin, radiator and carpet.

### **BEDROOM ONE WITH ENSUITE SHOWER ROOM**

14'06 x 8'02 (4.42m x 2.49m)

Situated off of the hallway, double bedroom with modern ensuite shower room, front facing window and wood flooring.

### **KITCHEN/DINER**

15'0 x 12'05 (4.57m x 3.78m)

Large family kitchen/Diner with modern fitted units, splash back tiling, vinyl flooring, plenty of cupboard space and room for appliances.

### **CONSERVATORY**

15'0 x 9'05 (4.57m x 2.87m)

An excellent space for comfortable family living, direct access to the garden via french doors and wood effect flooring.

### **LOUNGE**

15'05 x 12'05 (4.70m x 3.78m)

Spacious family lounge with feature wall, carpeted throughout and rear facing windows.

### **FAMILY BATHROOM**

8'05 x 6'02 (2.57m x 1.88m)

Bright family bathroom with bath, low level WC, pedestal wash hand basin, wall units, radiator and tiled flooring.

### **BEDROOM TWO**

8'05 x 8'01 (2.57m x 2.46m)

Good sized single bedroom with radiator, front facing window and carpeted throughout.

### **BEDROOM THREE (MASTER) WITH ENSUITE SHOWER ROOM**

15'0 x 12'04 (4.57m x 3.76m)

Large master bedroom with luxurious ensuite shower room, feature wall, rear facing window and carpeted throughout.

### **BEDROOM FOUR**

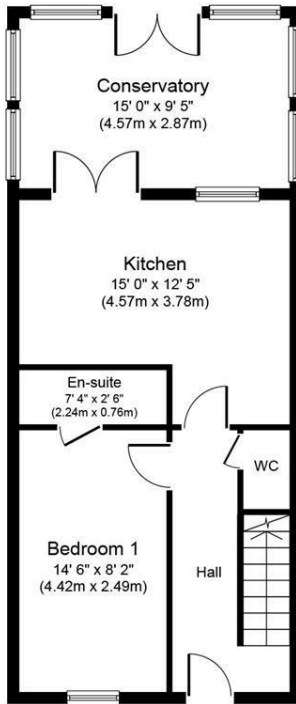
10'05 x 9'02 (3.18m x 2.79m)

Double bedroom with front facing window and carpeted throughout.

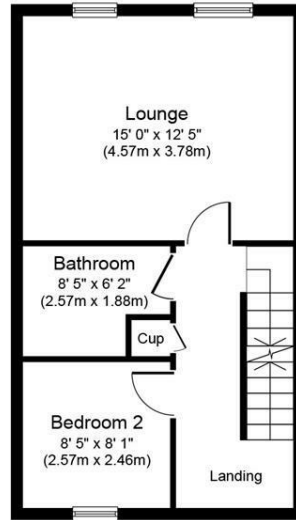
### **REAR GARDEN**

Ample sized, low maintenance tiered rear garden, decked throughout and thoughtfully sectioned with plenty of space for outside dining.

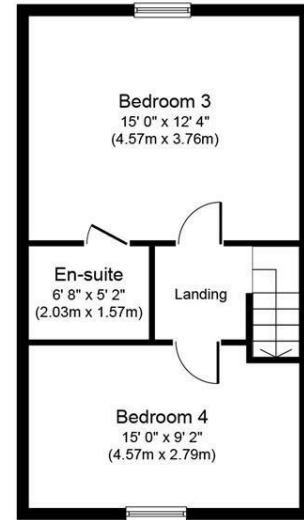
## FLOOR PLAN



**Ground Floor**  
Approximate Floor Area  
560 sq. ft.  
(52.0 sq. m.)



**First Floor**  
Approximate Floor Area  
409 sq. ft.  
(38.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
409 sq. ft.  
(38.0 sq. m.)

### 4 Tal Y Bryn, Penarth, CF643HT

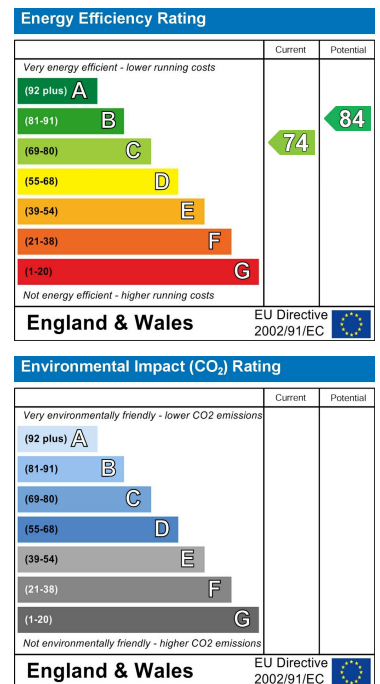
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AREA MAP



## ENERGY EFFICIENCY GRAPH



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