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Royal Close, Penarth

£800,000

 **peter
alan**

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About the property

Stunning Four Bedroom Townhouse with Panoramic Water Views over Cardiff bay.

One of the property's most outstanding features is its elevated position, providing captivating views across Cardiff Bay and beyond, creating a truly special backdrop throughout the seasons.

Beautifully presented throughout, this impressive family home combines contemporary style with versatile accommodation, creating a perfect balance of luxury and practicality. The welcoming entrance hall leads to generous living spaces designed for modern family living and entertaining, with large windows allowing natural light to flood the property while perfectly framing the spectacular waterfront outlook. The heart of the home features a stylish kitchen and dining area, ideal for both everyday living and hosting guests, while the upper floors provide four well-proportioned bedrooms, including a superb principal suite benefitting from stunning views and en-suite facilities. Further bathrooms are finished to a high standard, ensuring comfort and convenience for family and visitors alike. Externally, the property enjoys attractive outdoor space together with off-road parking and integral garage facilities, adding to its practicality and appeal.

Situated in the heart of Penarth Marina, Royal Close is renowned for its tranquil waterside setting whilst being conveniently located within easy reach of Penarth town centre, excellent schools, local amenities, picturesque coastal walks and excellent transport

Accommodation

Entrance Hallway

A welcoming and spacious entrance hall with stairs rising to the upper floors, providing access to the principal accommodation.

Study

7' 3" max x 6' 8" max (2.21m max x 2.03m max)

A versatile and well-proportioned room, ideally suited as a home office, study or snug, offering the perfect space for modern home working.

W.C

Fitted with a contemporary two-piece suite comprising WC and wash hand basin.

Kitchen / Dining Room

23' 6" max x 11' 9" max (7.16m max x 3.58m max)

A beautifully appointed kitchen/dining room featuring an extensive range of fitted wall and base units, quartz work surfaces, integrated appliances and recessed spotlighting. French doors open onto the garden room, seamlessly blending indoor and outdoor living while creating the perfect space for both family life and entertaining.

Garden Room

21' 9" max x 9' 2" max (6.63m max x 2.79m max)

A truly exceptional garden room enjoying panoramic views across Cardiff Bay through floor-to-ceiling glazing, creating a stunning space in which to relax and entertain throughout the year. Flooded





with natural light, this versatile reception area seamlessly connects the indoors with the outdoors, with direct access to the rear garden, making it perfect for enjoying the spectacular waterfront setting.

Landing

A spacious first-floor landing providing access to the lounge, two well-proportioned bedrooms and the family bathroom. Filled with natural light, this central space offers a practical flow to the accommodation and complements the generous layout of the home.

Lounge

24' 1" max x 11' 8" max (7.34m max x 3.56m max)
An impressive and beautifully presented lounge enjoying spectacular water views across Cardiff Bay. Flooded with natural light from large windows and Sliding doors, the room opens onto a private balcony, providing the perfect space to relax, entertain and take full advantage of the stunning waterfront scenery.

Balcony

A superb private balcony enjoying breathtaking panoramic views across Cardiff Bay and the surrounding waterfront. Providing an exceptional space for al fresco dining, morning coffee or evening relaxation, this



wonderful outdoor retreat takes full advantage of the ever-changing waterside scenery.

Bathroom

Beautifully presented and fitted with a contemporary suite comprising panel bath, wash hand basin and WC.

Bedroom 3

11' 4" max x 10' 11" max (3.45m max x 3.33m max)
A spacious double bedroom situated to the front of the property, offering ample space for freestanding furniture and benefiting from its own private en-suite shower room. This well-appointed room provides comfortable and versatile accommodation, ideal for family members or guests.

En- Suite

Comprising a modern shower enclosure, wash hand basin and WC, finished to an excellent standard.

Bedroom 4

11' 10" max x 7' 3" max (3.61m max x 2.21m max)
A well-proportioned bedroom offering flexible accommodation as a bedroom, nursery or additional home office.



En-Suite

Comprising a modern shower enclosure, wash hand basin and WC, finished to an excellent standard.

Landing To Second Floor

A generous second-floor landing serving the two upper bedrooms, creating a peaceful and private sleeping floor. Beautifully presented and flooded with natural light, this elegant space enhances the sense of openness and versatility found throughout the home.

Bedroom 2

16' 9" max x 9' 6" max (5.11m max x 2.90m max)
A generously proportioned double bedroom positioned to the front of the property, benefiting from fitted storage and a contemporary en-suite shower room. Beautifully presented throughout, the room offers ample space for additional furnishings and provides comfortable, private accommodation for family members or guests.

En-Suite

A well-appointed en-suite shower room comprising a walk-in shower enclosure, wash hand basin and WC. Finished to a contemporary standard, the suite provides



both comfort and convenience to this spacious double bedroom.

Bedroom1

16' 9" max x 11' 9" max (5.11m max x 3.58m max)

An Outstanding principal bedroom enjoying breathtaking water views across Cardiff Bay, creating a truly luxurious retreat. Generously proportioned and flooded with natural light, the room benefits from fitted storage and a stylish en-suite shower room, offering both comfort and practicality whilst taking full advantage of the stunning waterfront outlook.

Rear Garden

An attractive and low-maintenance rear garden, beautifully landscaped with artificial lawn and enjoying delightful water views across Cardiff Bay. Offering a private and tranquil setting, the garden provides the perfect space for outdoor entertaining, al fresco dining and relaxing whilst taking in the picturesque waterfront outlook.

Driveway And Garage

The property benefits from a substantial private driveway providing off-road parking for multiple vehicles, together with an integral garage offering additional parking, storage or workshop space. The generous parking provisions make this an ideal home for modern family living.





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Total floor area 207.2 m² (2,230 sq.ft.) approx

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