



Nash View, Pentre Meyrick Cowbridge CF71 7RP

welcome to

Nash View, Pentre Meyrick Cowbridge

- Semi rural location with easy links to Cardiff. (NO CHAIN)
- Spacious three double bedroom property
- Two reception rooms, Kitchen & breakfast room
- Generous mature garden with great potential for extension
- Catchments for the local schools and Llangan primary schools

Tenure: Freehold EPC Rating: E

£350,000

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Property Ref:

CRP107408 - 0023

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Entrance Hall

15' 7" x 9' 3" (4.75m x 2.82m)
L shaped reception hall with built-in cloak cupboard with hanging space, wooden effect flooring, stairs to first floor, radiator, door to all downstairs room.

Lounge

14' 6" x 11' 3" (4.42m x 3.43m)
Double glazed window and French door to rear, multi fuel burner with mantle piece, hearth and surround, wood effect flooring, coved ceiling, radiator.

Dining Room

11' 4" x 10' 3" (3.45m x 3.12m)
Double glazed window to rear, radiator, shelvings & built-in unit.

Kitchen & Breakfast Room

19' 8" Max x 11' 4" Max (5.99m Max x 3.45m Max)
L shaped room with kitchen comprising wall and base units, one and an half sink and drainer, double glazed window to front, pantry, shelvings, ceramic flooring, exposed ceiling beams, oven and hobs with extractor hood PVC door to rear garden, two double glazed window to front.

Landing

Door to all rooms, access to boarded loft, double glazed window to front.

Bedroom One

11' 6" x 11' 9" Max (3.51m x 3.58m Max)
Double glazed window to rear, built-in wardrobe, radiator.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)
Double glazed window to rear, radiator.

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.64m)
Double glazed window to front, radiator.

Bathroom

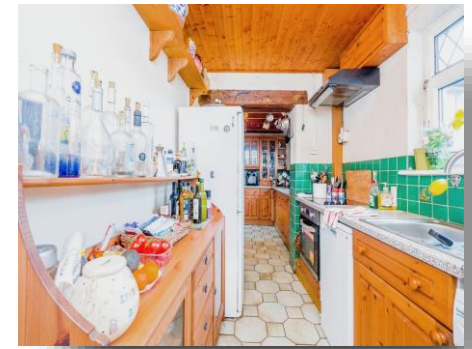
7' 8" x 6' 2" (2.34m x 1.88m)
Paneled bath, wash hand basin, wc, radiator, obscured double glazed window to front, fully tiled.

Front Garden

Partially enclosed with low level wall and hedging, patio laid with pebbles, path to front door and leading to side, outside tap, pond.

Rear Garden

Mature garden with several patios, mature trees and shrubs, flower borders, climbers, garden shed and greenhouse, outside light.



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk