



Pennsylvania, Llanedeyrn Cardiff CF23 9LT

welcome to

Pennsylvania, Llanedeyrn Cardiff

NO CHAIN! A THREE BEDROOM mid terraced home, set in the popular location of LLANEDEYRN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Access into:

Hall

Stairs rising to first floor and open plan to:

Kitchen

10' 5" x 8' 5" (3.17m x 2.57m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with extractor over, spaces for washing machine and fridge/freezer, powerpoints, tiled flooring, tiled splashbacks and double glazed window to rear aspect.

Lounge

18' 9" x 13' 2" (5.71m x 4.01m)

Double glazed window to rear aspect, laminate flooring, electric fire, wooden door and double glazed door to porch.

Downstairs Wc

Fitted with a two piece comprising low level WC, wash hand basin in vanity unit, radiator and double glazed window to rear aspect.

First Floor

Landing

Loft access and doors providing access to:

Bedroom One

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to front aspect, powerpoints and radiator.

Bedroom Two

13' 5" x 8' 7" (4.09m x 2.62m)

Double glazed window to front aspect, powerpoints and radiator.

Bedroom Three

10' 6" Max x 8' 7" Max (3.20m Max x 2.62m Max)

Double glazed window to rear aspect, laminate flooring, powerpoints and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, pedestal wash hand basin, vinyl flooring, radiator and double glazed obscured window to rear aspect.

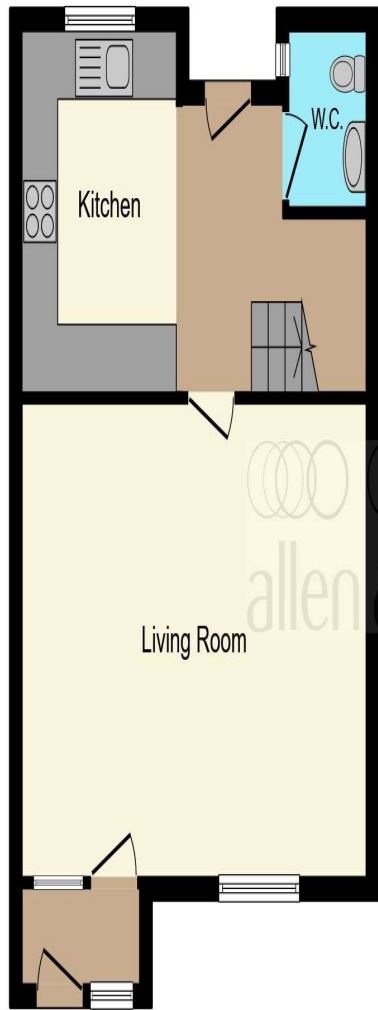
Outside

Front

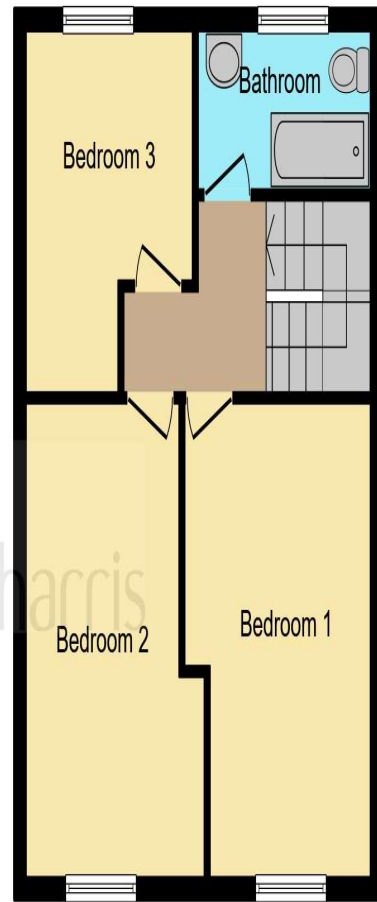
Enclosed with areas laid to lawn and patio area.

Rear Garden

Enclosed with paved area.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Pennsylvania,
Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen and Downstairs WC
- Bathroom
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

offers in excess of

£180,000



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Property Ref:
ROA109115 - 0009

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