



Lothian Crescent, Penylan Cardiff CF23 9HY

welcome to

Lothian Crescent, Penylan Cardiff

A THREE BEDROOM SEMI DETACHED family home situated in the popular location of PENYLAN within walking distance of local shops, bus routes, schools and within easy access to the Cardiff City Centre and the A48/M4 access corridor. Internal viewing highly recommended!

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor, radiator and access to:

Lounge/ Dining Area

21' 10" x 10' 2" (6.65m x 3.10m)

Double glazed window to front aspect, gas fire and radiator.

Reception Area Two

15' 11" x 10' 10" (4.85m x 3.30m)

Double glazed window to side aspect, radiator and double glazed metal sliding doors providing access to rear.

Reception Room Three

14' 5" x 8' (4.39m x 2.44m)

Garage Conversion - Double glazed window to front aspect and radiator.

Kitchen

17' 6" x 6' 8" (5.33m x 2.03m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, tiled splashback, tiled flooring, underfloor heating and single glazed obscure internal window into reception area two.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, tiled floor with electric underfloor heating, tiled walls, extractor fan and heated towel rail.

First Floor

Landing

Doors providing access to:

Bedroom One

10' 7" x 10' (3.23m x 3.05m)

Double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Two

11' 9" x 7' 11" (3.58m x 2.41m)

Double glazed window to rear aspect and radiator.

Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m)

Double glazed window to rear aspect and radiator.

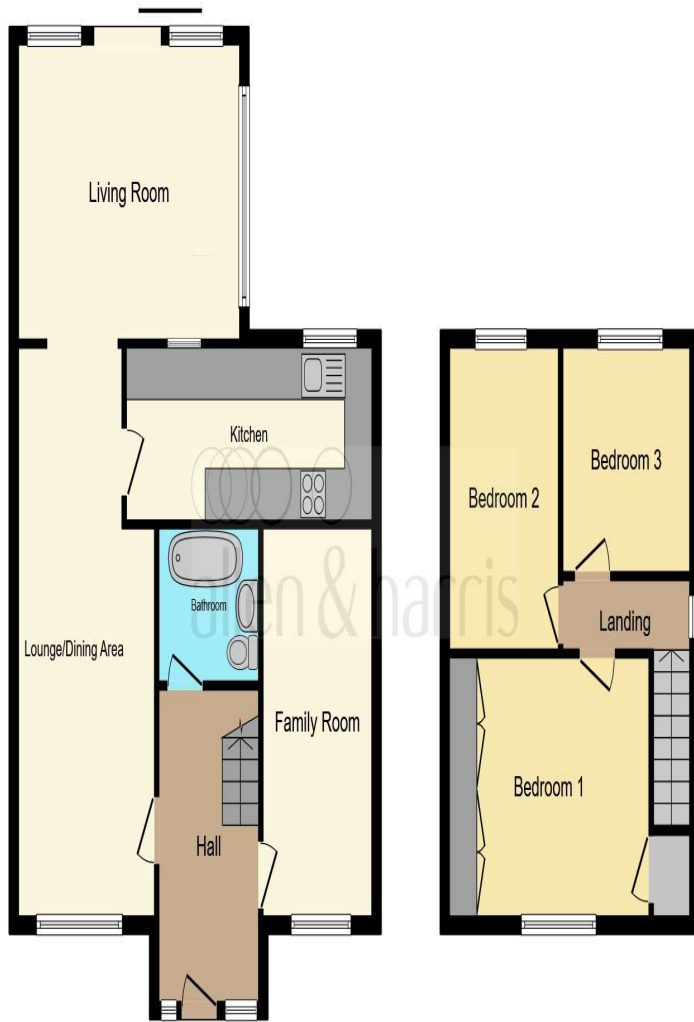
Outside

Front Garden

Planted beds and footpath next to driveway.

Rear Garden

Tiered with artificial grass and steps leading to a stone chipped and patio 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.



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Penylan Cardiff

- Council Tax Band - E
- Semi Detached Family Home
- Three Bedrooms
- Lounge/Dining Area
- Reception Area Two

Tenure: Freehold EPC Rating: E

offers in excess of

£290,000



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Property Ref:
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