



Pennsylvania, Llanedeyrn Cardiff CF23 9LR

welcome to

Pennsylvania, Llanedeyrn Cardiff

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. Viewing Recommended!

Ground Floor

Entrance

Single glazed construction and access to:

Hall

Stairs rising to first floor and access to:

Kitchen

10' 7" x 8' 7" (3.23m x 2.62m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and under counter fridge, integrated dishwasher, spotlights, tiled flooring, tiled splashbacks and double glazed window to rear aspect.

Lounge Area

13' 11" x 9' 7" (4.24m x 2.92m)

Double glazed window to front aspect, radiator and opens to:

Dining Area

13' 11" x 8' 7" (4.24m x 2.62m)

Double glazed window to front aspect and radiator.

Downstairs Wc

Fitted with a two piece comprising low level WC, wash hand basin, laminate flooring and double glazed window to rear aspect.

Utility Room

Double glazed door providing access to rear garden, tiled flooring, space for tumble dryer and fitted storage.

First Floor

Landing

Loft hatch, built in storage cupboard and doors providing access to:

Bedroom One

13' 7" Max x 9' 11" Max (4.14m Max x 3.02m Max)

Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Two

13' 7" x 8' 7" (4.14m x 2.62m)

Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window to rear aspect and radiator.

Shower Room

Fitted with a three piece suite comprising walk in shower, low level WC, wash hand basin, vinyl flooring, heated towel rail, built in cupboard housing combi boiler and double glazed window to rear aspect.

Outside

Front Garden

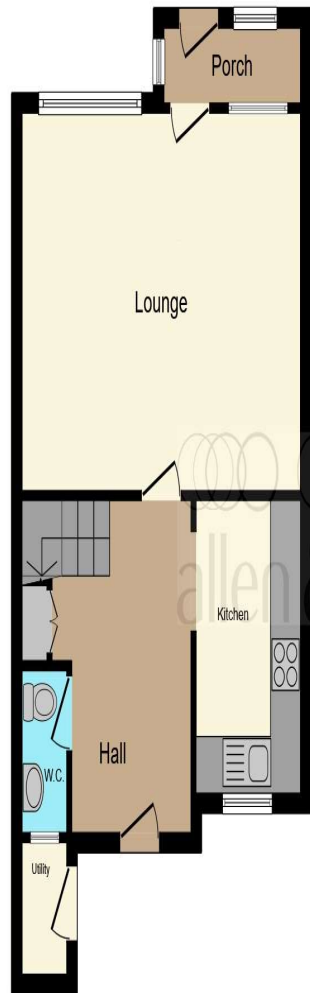
Area laid to lawn with path leading to front entrance.

Rear Garden

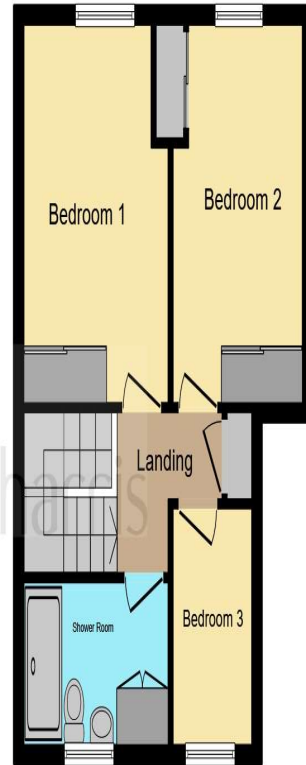
Gated rear access with steps leading to a tiered patio area and outside tap.

Garage

With roller door and double glazed pedestrian door.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Pennsylvania,
Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- Bathroom and Downstairs WC
- Front and Rear Gardens
- Garage

Tenure: Freehold EPC Rating: Awaited

£200,000



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Property Ref:
ROA112911 - 0003

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