



**Doe Close, Penylan Cardiff CF23 9HJ**

**welcome to**

## **Doe Close, Penylan Cardiff**

A THREE BEDROOM MID TERRACED townhouse 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, laminate flooring and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising wash hand basin, WC, laminate flooring and partially tiled walls.

#### **Dining Room**

12' 4" x 11' 5" ( 3.76m x 3.48m )

Double glazed window to rear aspect, laminate flooring, radiator, built in storage and double glazed door providing access to rear garden.

#### **Kitchen**

12' 5" x 9' 2" ( 3.78m x 2.79m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, cooker hood, vinyl flooring, radiator and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Lounge**

16' 3" x 12' 5" ( 4.95m x 3.78m )

Two double glazed French doors to front aspect with Juliette balcony, laminate flooring and radiator.

#### **Bedroom Three**

12' 5" x 8' 9" ( 3.78m x 2.67m )

Two double glazed windows to rear aspect and radiator.

### **Second Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

12' 4" x 10' 2" ( 3.76m x 3.10m )

Two double glazed windows to front aspect, radiator and fitted wardrobes.

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled flooring and extractor fan.

#### **Bedroom Two**

12' 4" Max x 8' 9" Max ( 3.76m Max x 2.67m Max )

Two double glazed windows to rear aspect, radiator and fitted wardrobes.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin and tiled flooring.

### **Outside**

#### **Front**

Path to front entrance.

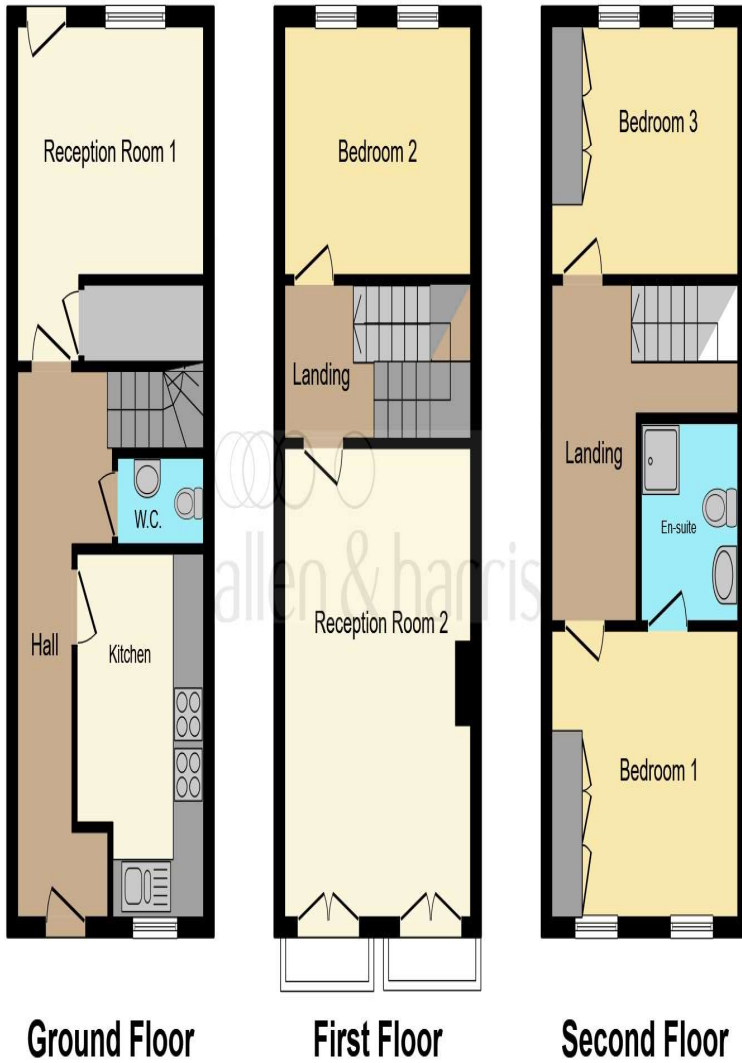
#### **Rear Garden**

Enclosed.

#### **Service Charge**

The vendor has advised that there is approx £89.00 per annum payable to Seel & Co.





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](http://www.focalagent.com)



**welcome to**  
**Doe Close,**  
**Penylan Cardiff**

- Council Tax Band - F
- Mid Terraced Townhouse
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge and Ground Floor WC
- Fitted Kitchen
- Off Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£325,000**



Awaiting Photograph

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Property Ref:  
ROA113015 - 0003

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