



Balaclava Road, Penylan Cardiff CF23 5BB

welcome to

Balaclava Road, Penylan Cardiff

A THREE BEDROOM MID TERRACED family home, with some original features, set in this sought after location of PENYLAN, Cardiff. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. An ideal family home which deserves internal inspection.

Ground Floor

Entrance

Tiled, southerly facing entrance and via a single glazed front door into:

Hallway

Carpeted passage with stairs rising to first floor and access to:

Lounge

14' 3" Max x 12' 2" Max (4.34m Max x 3.71m Max)
Double glazed aluminium bay window to front aspect, radiator, exposed floorboards, original coving and picture rail.

Reception Area Two

13' 2" Max x 10' 3" Max (4.01m Max x 3.12m Max)
Two double glazed windows to side aspect, radiator and archway to:

Reception Area Three

12' x 10' 4" (3.66m x 3.15m)
Double glazed window to side aspect, two double glazed windows to rear aspect, radiator. Double glazed door leading to garden with trees and bushes.

Kitchen

11' 10" Max x 10' 4" Max (3.61m Max x 3.15m Max)
Fitted with a range of wall and base level units with complementary work surfaces, sink unit, space for cooker, washing machine, fridge/freezer and original coving. Double glazed door to tiled patio leading to rear garden.

First Floor

Landing

Loft hatch, radiator and doors providing access to:

Bedroom One

16' 2" x 14' 4" (4.93m x 4.37m)
Double glazed aluminium bay window to front aspect plus additional window to front aspect, radiator and original coving.

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)
Double glazed window to rear aspect and radiator.

Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m)
Two single glazed windows to rear aspect, loft hatch, radiator and 'Worcester' boiler.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, built in storage cupboard housing hot water tank and two double glazed windows to side aspect.

Separate Wc

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to side aspect.

Outside

Front Forecourt

Path leading to front entrance.

Rear Garden

Paved patio area with planted beds and gated rear access from open lane situated off Marlborough Road.

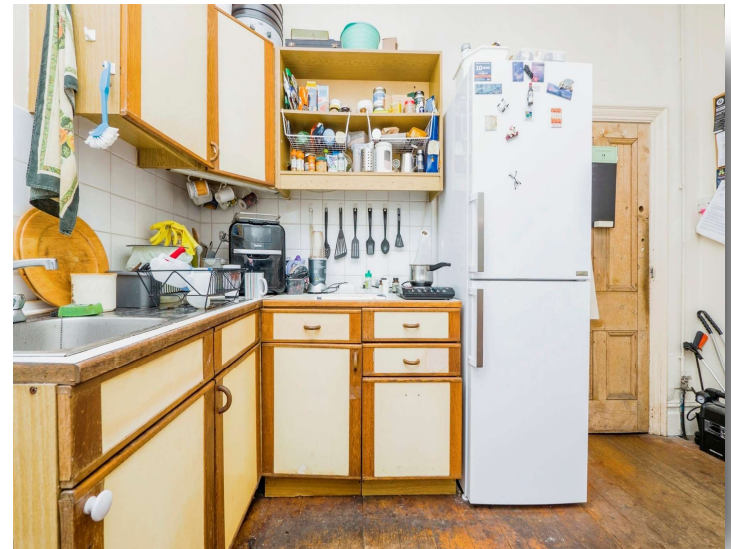
Additional Information

The vendor has advised that the front bay has some evidence of having sunk.

The vendor has advised that the 16 solar panels on the roof are owned outright.



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
Balaclava Road,
Penylan Cardiff

- Council Tax Band - G
- Traditional Double Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge and Two Reception Areas
- Kitchen
- Bathroom and Separate WC
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£450,000



Awaiting Photograph

view this property online allenandharris.co.uk/Property/ROA112902



Property Ref:
ROA112902 - 0005

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