



Sinclair Drive, Penylan Cardiff CF23 9AH

welcome to

Sinclair Drive, Penylan Cardiff

NO ONWARD CHAIN! A rarely available FOUR BEDROOM 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 a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring, radiator and double glazed window to front aspect.

Lounge

19' 10" x 11' 4" (6.05m x 3.45m)
Double glazed bay window to front aspect, double glazed window to side aspect, fireplace and radiator.

Dining Room

12' 8" x 9' 3" (3.86m x 2.82m)
Double glazed sliding doors providing access to conservatory and radiator.

Conservatory

Half brick and half double glazed construction, electric wall heater, tiled flooring and double glazed French doors providing access to rear garden.

Kitchen

16' 6" Max x 11' 9" Max (5.03m Max x 3.58m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and grill, space for dishwasher, radiator, tiled flooring, double glazed window to rear aspect, double glazed sliding doors providing access to rear and access to:

Utility Room

7' 5" x 7' 3" (2.26m x 2.21m)
Double glazed window to side aspect, spaces for washing machine, dryer and fridge/freezer, tiled flooring and access to garage.

First Floor

Landing

Double glazed window to side aspect, loft hatch and doors providing access to:

Bedroom One

11' 6" x 11' 3" (3.51m x 3.43m)
Double glazed window to rear aspect, radiator and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, tiled flooring, heated towel rail and double glazed window to side aspect.

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)
Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Three

8' 3" x 6' 5" (2.51m x 1.96m)
Double glazed window to rear aspect and radiator.

Bedroom Four

7' 7" x 7' 4" (2.31m x 2.24m)
Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin in vanity unit, WC, tiled flooring, heated towel rail, extractor fan and spotlights.

Outside

Front

Mainly laid to lawn with driveway providing off street parking.

Rear Garden

Enclosed with patio area, area laid to lawn and gated side access.

Integrated Garage

With up and over door.



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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Sinclair Drive,
Penylan Cardiff

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Dining Room
- Fitted Kitchen and Conservatory
- Utility Room and Downstairs WC
- First Floor Bathroom
- Off Street Parking and Integrated Garage

Tenure: Freehold EPC Rating: C

£470,000



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Property Ref:
ROA112716 - 0004

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