

**Lothian Crescent, Penylan Cardiff CF23 9HY**

**welcome to**

## **Lothian Crescent, Penylan Cardiff**

A THREE BEDROOM SEMI DETACHED family home situated on a corner plot 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 and access to:

#### **Lounge**

15' x 10' 2" ( 4.57m x 3.10m )

Double glazed window to front aspect, radiator, tiled, spotlights and access to kitchen.

#### **Dining Area**

14' 2" x 10' 2" ( 4.32m x 3.10m )

Sliding doors providing access to rear, spotlights, tiled flooring, radiator, double glazed door to side aspect and open plan to:

#### **Kitchen Area**

16' 2" x 6' 5" ( 4.93m x 1.96m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven, grill and microwave, cooker hood, integrated dishwasher and washing machine, LED wall cupboards, wall mounted combi boiler, double glazed window to side aspect and access to:

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, partially tiled walls and double glazed window to side aspect.

### **First Floor**

#### **Landing**

Double glazed window to side aspect and doors providing access to:

#### **Bedroom One**

10' 11" x 9' 11" ( 3.33m x 3.02m )

Double glazed window to front aspect, radiator, built in storage cupboard and two fitted wardrobes with sliding doors.

#### **Bedroom Two**

11' 8" x 7' 11" ( 3.56m x 2.41m )

Double glazed window to rear aspect, radiator, spotlights and built in cupboard.

#### **Bedroom Three**

8' 8" Max x 7' 11" Max ( 2.64m Max x 2.41m Max )

Sloping Ceilings and Dormer Roof: Double glazed tilt and turn window to rear aspect, radiator and spotlights.

### **Outside**

#### **Front Garden**

Area laid to lawn with steps down to front entrance.

#### **Rear Garden**

Area laid to lawn, patio area, tiered patio, outside wall lights and socket, outside tap and gated side access.

#### **Detached Garage**

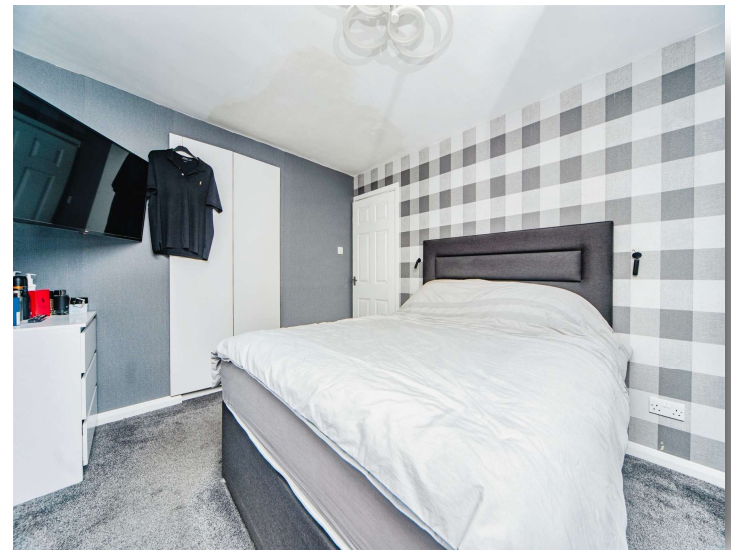
With up and over door.



**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.



**welcome to**  
**Lothian Crescent,**  
**Penylan Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/Dining Area
- Ground Floor Bathroom
- Front and Rear Gardens
- Garage and Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£315,000**



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