



**Pennsylvania, Llanedeyrn Cardiff CF23 9LN**

*welcome to*

## **Pennsylvania, Llanedeyrn Cardiff**

A beautiful four bedroom family home with spacious living accommodation throughout! This stunning home offers gas central heating, double glazing and enclosed rear garden. The property is walking distance to schools, shops and bus routes. Internal viewing is highly recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hall**

Stairs rising to first floor and access to:

#### **Downstairs Wc**

Fitted with a low level WC, tiled flooring and double glazed window to rear aspect.

#### **Lounge**

14' 3" x 11' 7" ( 4.34m x 3.53m )

Large double glazed windows to front and rear aspect, radiator, media wall inset with electric fireplace.

#### **Kitchen/ Diner**

18' 4" x 9' 9" ( 5.59m x 2.97m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction hob with extractor over, integrated electric double oven, washing machine and freestanding island with seating, tiled flooring, radiator and double glazed windows to front and rear aspect.

### **First Floor**

#### **Landing**

Three built in cupboards, one cupboard houses combi boiler and doors providing access to:

#### **Bedroom One**

9' 4" x 7' 5" Max ( 2.84m x 2.26m Max )

Double glazed window to front aspect and powerpoint.

#### **Bedroom Two**

12' 6" Max x 12' 2" ( 3.81m Max x 3.71m )

Double glazed window to front aspect and powerpoint.

#### **Bedroom Three**

12' 6" x 5' 8" ( 3.81m x 1.73m )

Double glazed window to rear aspect and powerpoint.

#### **Bedroom Four**

Double glazed window to front aspect and powerpoint.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin and double glazed window to rear aspect.

### **Outside**

#### **Front**

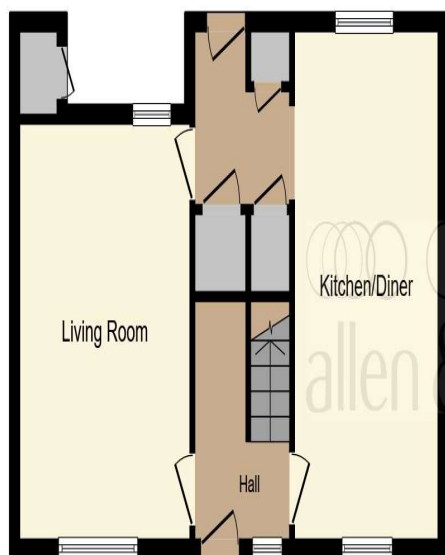
There are steps leading up to the entrance with lawned area either side. There is a covered porch area.

#### **Rear Garden**

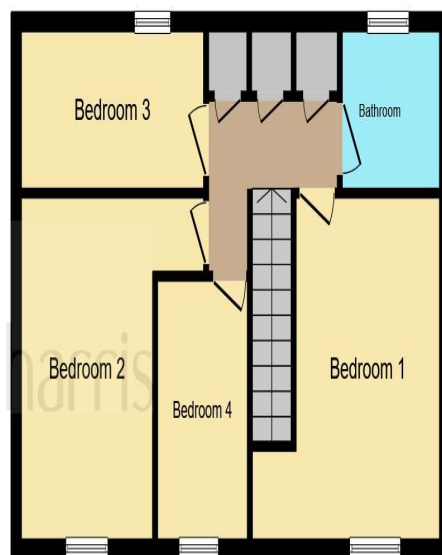
A good size rear garden which is low maintenance and is enclosed by brick boundary wall with decked area, paved patio area and astro turf. There are wooden planters and wooden gate providing rear access.

#### **Disclaimer**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member/close associate of a staff member of the Connells Group.

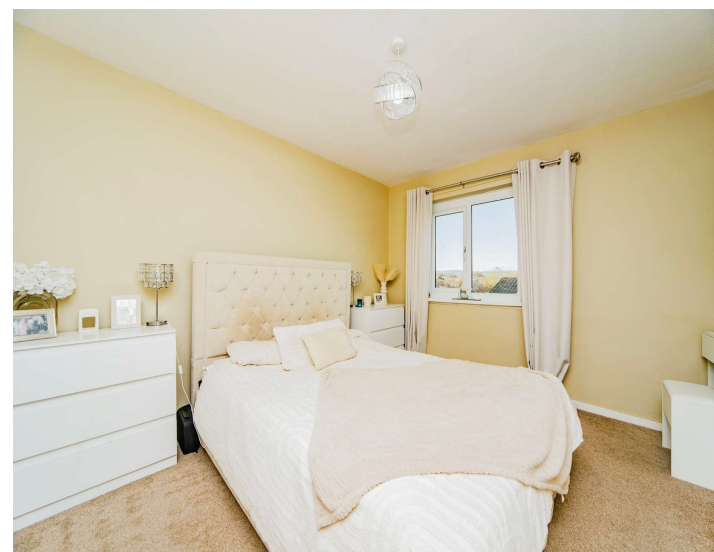


**Ground Floor**



**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**  
**Pennsylvania,**  
**Llanedeyrn Cardiff**

- Beautiful Family Home
- Four Bedrooms
- Lounge
- Fitted Kitchen/ Diner
- First Floor Bathroom
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

offers in excess of  
**£230,000**



**view this property online** [allenandharris.co.uk/Property/ROA113714](https://allenandharris.co.uk/Property/ROA113714)



Property Ref:  
ROA113714 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**allen & harris**



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



**[allenandharris.co.uk](https://allenandharris.co.uk)**