



Coeden Dal, Pentwyn Cardiff CF23 7DL

allen & harris

welcome to

Coeden Dal, Pentwyn Cardiff

A THREE BEDROOM MID TERRACED home, set in the popular location of PENTWYN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!

Ground Floor

Entrance

Double glazed front door into:

Hallway

Stairs rising to first floor, cupboard housing washing machine and access to:

Downstairs Wc

Fitted with a WC.

Lounge

13' 3" x 12' 1" (4.04m x 3.68m)

Double glazed window to front aspect, radiator, tiled flooring, spotlights and underfloor heating.

Kitchen/ Dining Area

18' 3" Max x 11' 2" Max (5.56m Max x 3.40m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, radiator, underfloor heating, spotlights, tiled flooring, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch, built in airing cupboard housing combi boiler and doors providing access to:

Bedroom One

13' 6" x 10' 9" Max (4.11m x 3.28m Max)

Double glazed window to front aspect, radiator, spotlights, laminate flooring and fitted wardrobe.

Bedroom Two

11' 3" Max x 10' 2" Max (3.43m Max x 3.10m Max)

Double glazed window to rear aspect, radiator, spotlights and radiator.

Bedroom Three

9' 11" Max x 7' 6" Max (3.02m Max x 2.29m Max)

Double glazed window to front aspect, radiator, laminate flooring, spotlights and built in overstairs storage cupboard.

Bathroom

Fitted with a four piece suite comprising separate

bath, shower cubicle, WC, wash hand basin, heated towel rail, spotlights, extractor, tiled flooring and two double glazed windows to rear aspect.

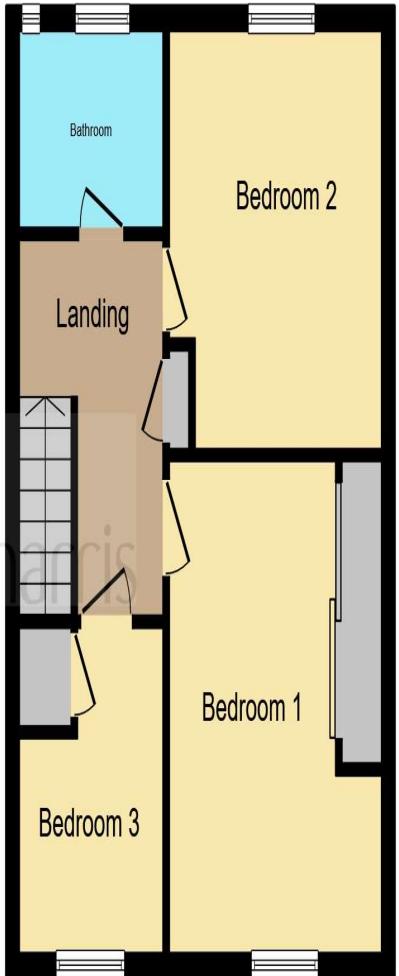
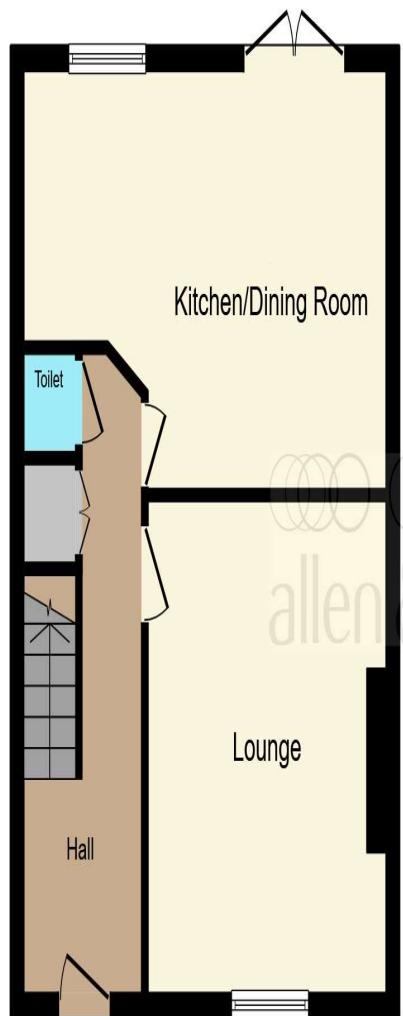
Outside

Front

Area laid to lawn with path leading to front entrance.

Rear Garden

Tiered, patio area, pergola on lower level and gated off street parking.



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
**Coeden Dal,
Pentwyn Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen/ Dining Area
- First Floor Bathroom
- Front and Rear Gardens
- Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£220,000



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Property Ref:
ROA113764 - 0006

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