



Carisbrooke Way, Penylan Cardiff CF23 9HS

welcome to

Carisbrooke Way, Penylan Cardiff

NO CHAIN! A THREE BEDROOM DETACHED family home, requiring modernisation, 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 front door into:

Hallway

Built in storage and access to:

Downstairs Wc

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

Dining Room

13' 5" Max x 12' 6" Max (4.09m Max x 3.81m Max)
Double glazed window to front aspect and doors providing access to:

Lounge

18' 3" Max x 12' 6" Max (5.56m Max x 3.81m Max)
Double glazed sliding doors providing access to rear garden.

Kitchen/ Diner

15' Max x 11' 8" Max (4.57m Max x 3.56m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated double oven and double glazed window to rear aspect and access to:

Utility Room

7' 8" x 5' 1" (2.34m x 1.55m)
Double glazed metal door providing access to rear and wall mounted combi boiler.

First Floor

Landing

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

Bedroom One

19' 3" Max x 11' 11" Max (5.87m Max x 3.63m Max)
Double glazed window to rear aspect.

Bedroom Two

13' 4" Max x 11' 10" Max (4.06m Max x 3.61m Max)
Double glazed bay window to front aspect.

Bedroom Three

18' 4" Max x 13' Max (5.59m Max x 3.96m Max)
Double glazed window to front aspect.

Dressing Area

Space for wardrobes and chest of drawers.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and double glazed window to front aspect.

Outside

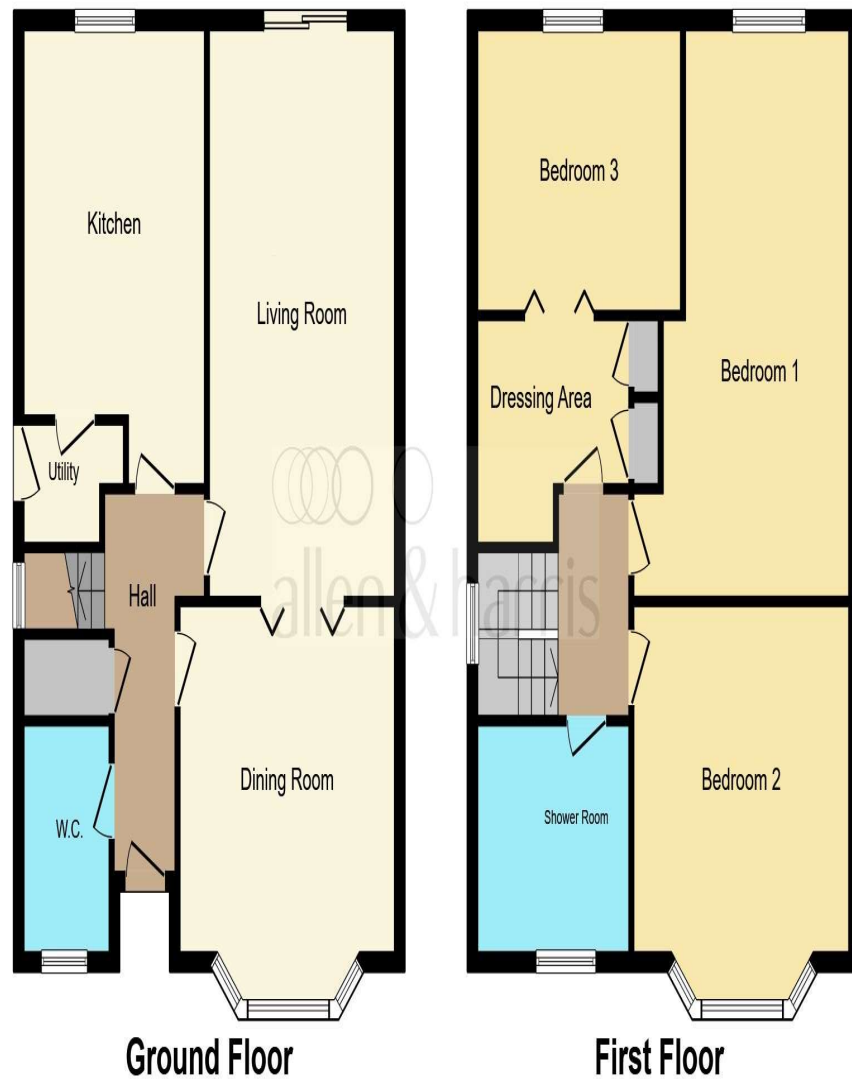
Front Garden

Planted beds with path and steps leading to front entrance.

Rear Garden

Enclosed with paved patio area, raised lawn with planted borders and gated side access.

Garage



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
Carisbrooke Way,
Penylan Cardiff

- Detached Family Home
- Three Bedrooms
- Dining Room and Lounge
- Fitted Kitchen and Utility Room
- First Floor Shower Room and Downstairs WC
- Front and Rear Gardens
- Driveway and Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



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Property Ref:
ROA113761 - 0006

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk