



**Amesbury Road, Penylan Cardiff CF23 5DX**

**welcome to**

## **Amesbury Road, Penylan Cardiff**

A well presented THREE BEDROOM MID TERRACED family home, set in this sought after location of PENYLAN, Cardiff. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. An ideal family home which deserves internal inspection. Internal Viewing Recommended.

### **Ground Floor**

#### **Entrance**

Via a single glazed wooden stained glass front door into:

#### **Hallway**

Single glazed stained glass window to front aspect, stairs rising to first floor, radiator and access to:

#### **Lounge**

14' 7" Max x 12' 4" ( 4.45m Max x 3.76m )

Single glazed wooden bay window to front aspect.

#### **Dining Room**

13' 8" x 9' 1" ( 4.17m x 2.77m )

Single glazed window patio doors providing access to rear.

#### **Kitchen**

21' 7" Max x 8' 10" Max ( 6.58m Max x 2.69m Max )

Fitted with bespoke distressed pine wall and base level units with complementary granite work surfaces over, freestanding island, chimney breast housing gas hob, clay tiled flooring, double glazed windows to side and rear aspect and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

17' 11" Max x 14' 7" Max ( 5.46m Max x 4.45m Max )

Single wooden bay window to front aspect and additional window, radiator and built in storage cupboard.

#### **Bedroom Two**

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double glazed window to rear aspect, radiator and original fireplace.

#### **Bedroom Three**

12' 1" x 6' 2" ( 3.68m x 1.88m )

Double glazed window to rear aspect, laminate flooring, radiator and loft hatch.

#### **Bathroom**

Fitted with a three piece suite comprising freestanding cast iron bath, WC, wash hand basin, radiator, vinyl flooring and double glazed windows to side and rear aspect.

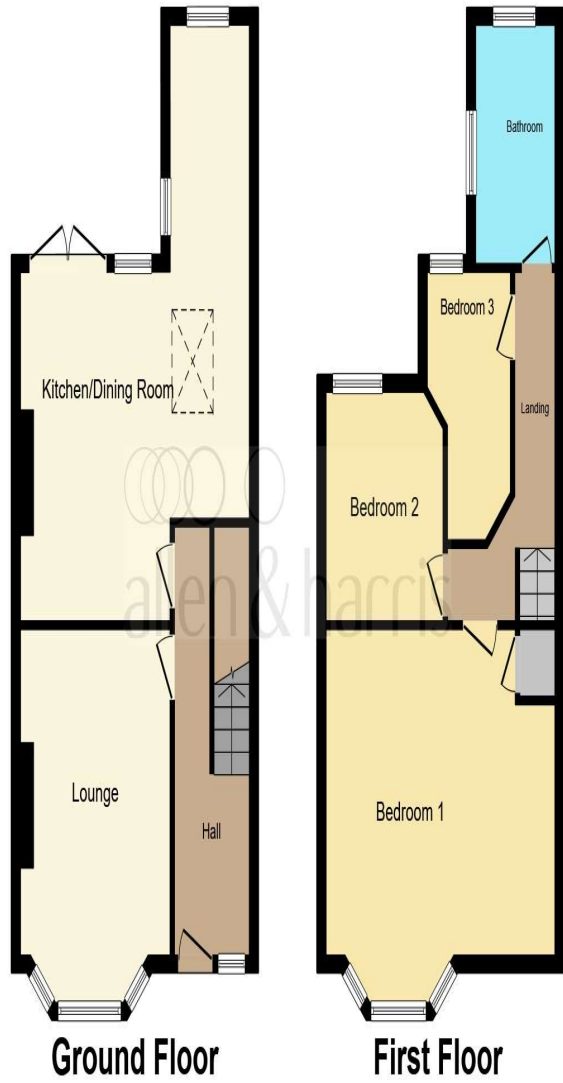
### **Outside**

#### **Front Forecourt**

Tiled path leading to front entrance.

#### **Rear Garden**

Enclosed with raised patio area and area laid to lawn.



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**  
**Amesbury Road,**  
**Penylan Cardiff**

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

**£475,000**



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Property Ref:  
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