



Amesbury Road, Penylan Cardiff CF23 5DX

welcome to

Amesbury Road, Penylan Cardiff

If you are looking for a lovely family home situated in the sought after location of Penylan, look no further! This property offers original features, a lovely open kitchen/dining area and spacious accommodaton throughout. 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.

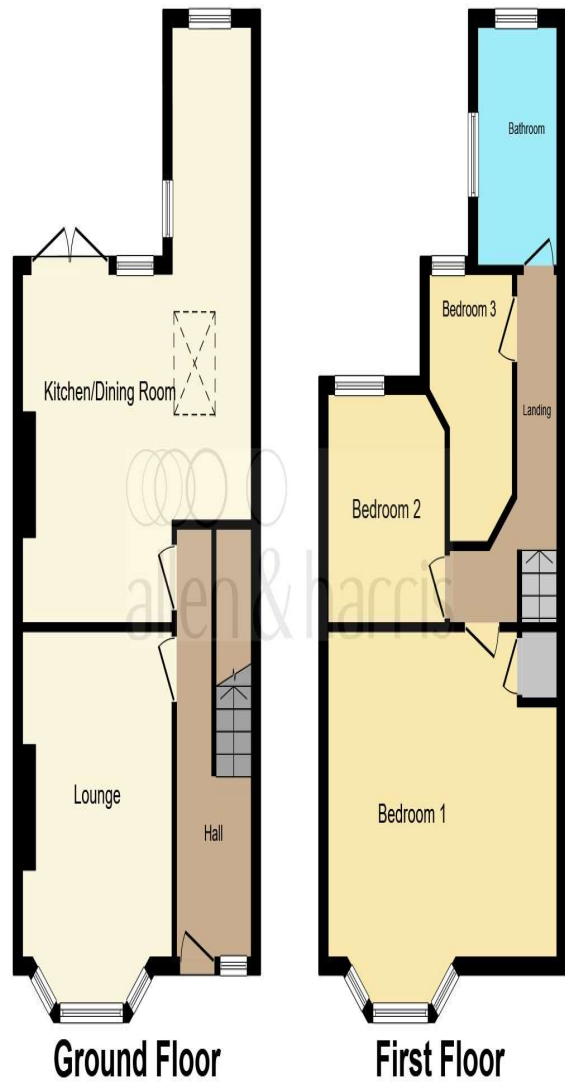
Outside

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
- Popular Location

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

offers in the region of

£450,000



view this property online allenandharris.co.uk/Property/ROA113843



Property Ref:
ROA113843 - 0005

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