



**Llanedeyrn Road, Penylan Cardiff CF23 9DW**

*welcome to*

## **Llanedeyrn Road, Penylan Cardiff**

A SEMI DETACHED THREE BEDROOM family home, situated in the popular location of PENYLAN, within walking distance of local shops, school, bus routes and within a short drive of the A48/M4 access corridor. The property further benefits from front and rear gardens and off street parking.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Double glazed full aspect window to front aspect, stairs rising to first floor, laminate flooring and access to:

#### **Lounge Area**

14' 9" Max x 13' 5" Max ( 4.50m Max x 4.09m Max )

Double glazed window to front aspect, radiator, breast wall with gas fire and carpeted floor. Open plan with:

#### **Dining Area**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Open plan with the lounge area and open with the kitchen area. Single light fitting, carpeted floor and single glazed wooden internal double doors providing access to the conservatory.

#### **Kitchen**

11' 4" x 8' 5" ( 3.45m x 2.57m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and undercounter fridge, laminate flooring and double glazed wooden window to rear aspect and double glazed pvc door providing access to rear garden.

#### **Conservatory**

8' 2" x 7' 2" ( 2.49m x 2.18m )

Half brick and half PVC construction, polycarb roof and laminate flooring with double glazed french doors providing access to rear garden.

### **First Floor**

#### **Landing**

Double glazed window to side aspect, loft hatch, carpeted stairs and landing and doors providing access to:

#### **Bedroom One**

13' 6" x 10' 6" ( 4.11m x 3.20m )

Double glazed window to front aspect, single light fitting, carpeted floor, radiator and breast wall.

#### **Bedroom Two**

11' 1" x 10' 6" ( 3.38m x 3.20m )

Double glazed window to rear aspect, single light fitting, radiator and vinyl flooring.

#### **Bedroom Three**

9' 8" x 7' 4" ( 2.95m x 2.24m )

Double glazed window to front aspect, single light fitting, carpeted floor, radiator and boxed in bulkhead overstairs.

#### **Bathroom**

8' 5" x 7' 3" ( 2.57m x 2.21m )

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, radiator, tiled walls, vinyl flooring and double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Tiered in two sections with artificial grass on the upper level, stone chipping beds, planted hedgerow and handrail.

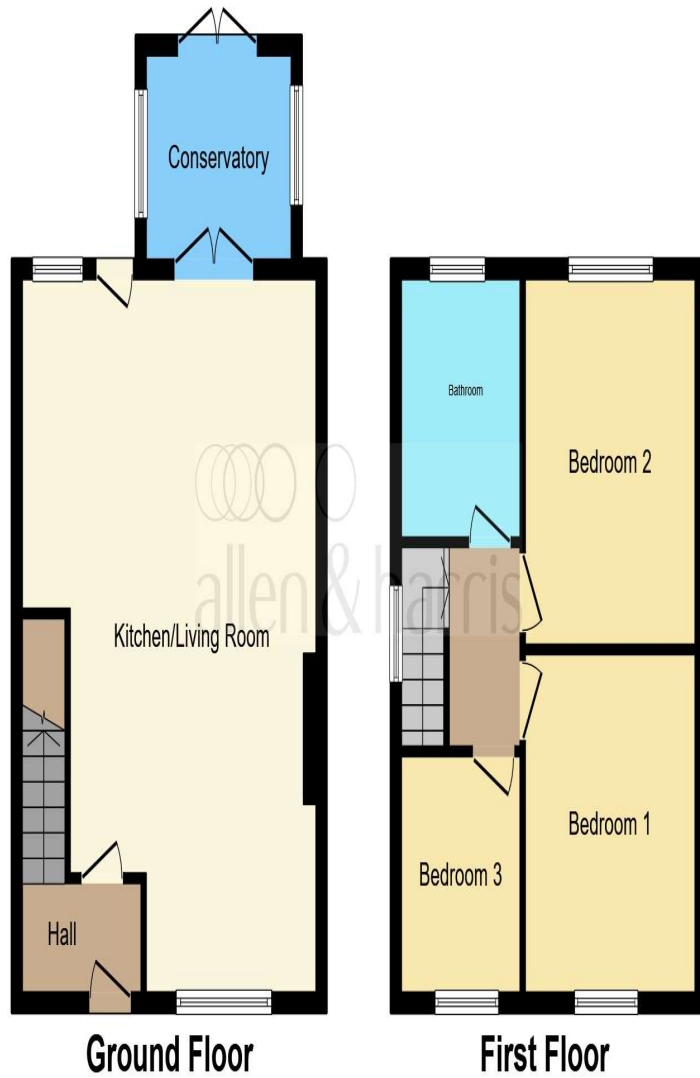
#### **Rear Garden**

Tiered, patio area on upper and lower levels, artificial grass area, steel shed and side access.

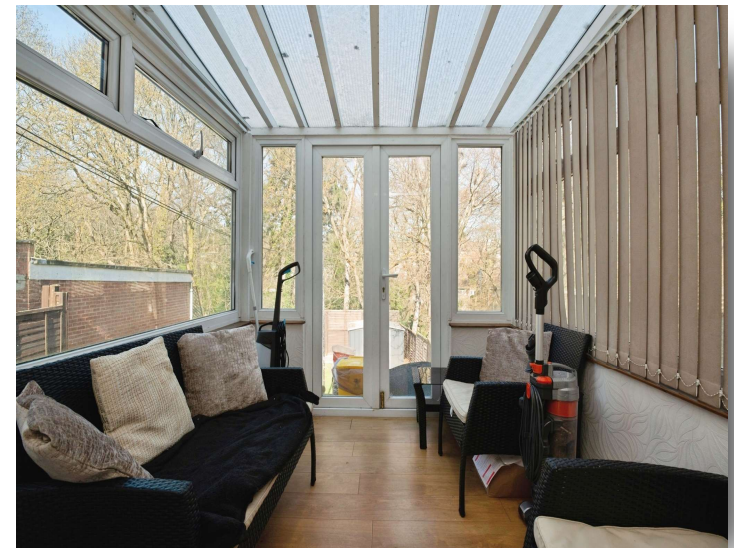
#### **Driveway**

Block paved driveway to front and side providing 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**  
**Llanedeyrn Road,**  
**Penylan Cardiff**

- Semi Detached
- Three Bedrooms
- Open plan Lounge / Dining
- Conservatory
- First Floor Bathroom
- Front and Rear Gardens
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



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Property Ref:  
ROA113893 - 0004

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