



Pennsylvania, Llanedeyrn Cardiff CF23 9LP

welcome to

Pennsylvania, Llanedeyrn Cardiff

NO ONWARD CHAIN! A THREE BEDROOM MID TERRACED home, set in the popular location of LLANEDEYRN, 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.

Ground Floor

Entrance

Via a double glazed composite door providing access to:

Hallway

Built in cupboard and access to:

Downstairs Wc

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

Lounge

13' 5" x 9' 11" (4.09m x 3.02m)

Double glazed window to front aspect, radiator, laminate flooring, electric fire with marble hearth and decorative mantle piece.

Dining Room

13' 10" x 8' 8" (4.22m x 2.64m)

Double glazed composite door to front aspect, double glazed window to front aspect, radiator, meter cupboard and fuse box.

Kitchen

10' 8" Max x 8' 8" Max (3.25m Max x 2.64m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, tiled flooring, tiled splashback and double glazed window to rear aspect.

First Floor

Landing

Built in storage cupboard, loft hatch and doors providing access to:

Bedroom One

13' 6" Max x 10' Max (4.11m Max x 3.05m Max)

Double glazed window to front aspect and radiator.

Bedroom Two

13' 6" Max x 9' 10" Max (4.11m Max x 3.00m Max)

Double glazed window to front aspect and radiator.

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

Double glazed window to rear aspect and radiator.

Bathroom

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

Outside

Front

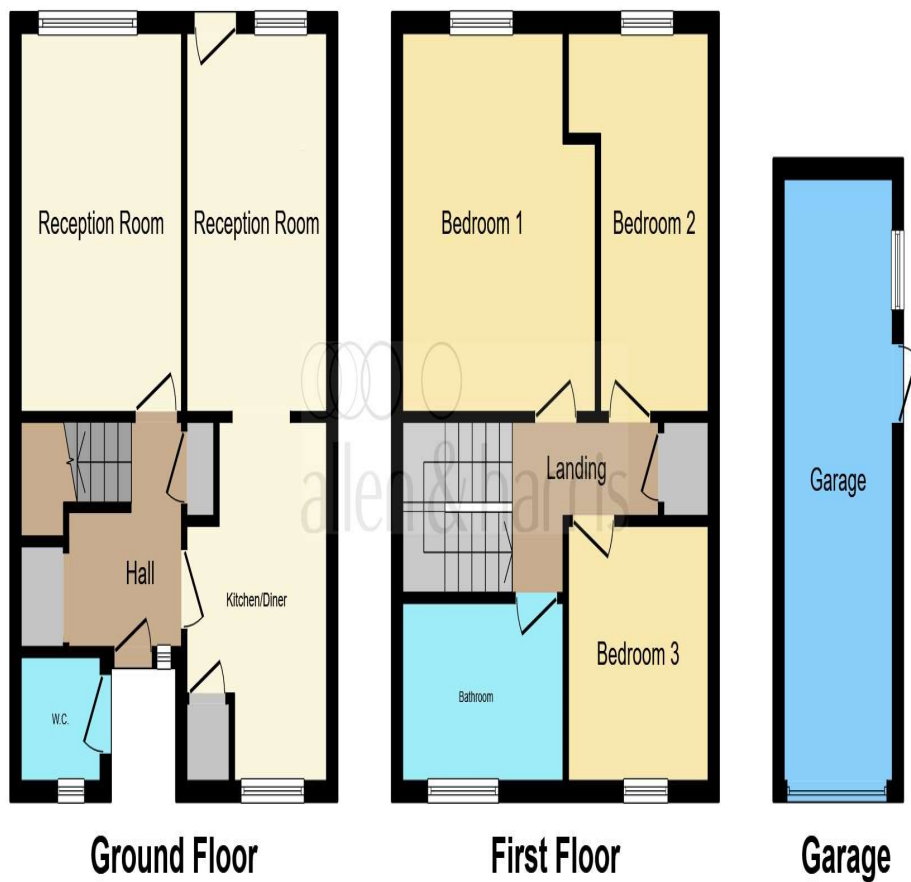
Mainly laid to lawn.

Rear Garden

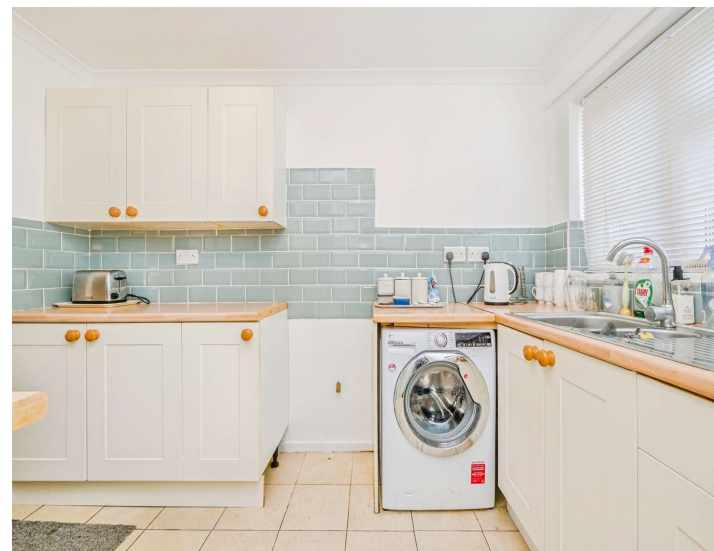
Paved and tiered, gated access and wooden pedestrian door providing access to garage.

Detached Garage

With up and over door.



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
Pennsylvania,
Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Downstairs WC
- Front and Rear Gardens
- Detached Garage

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

£210,000



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Property Ref:
ROA114194 - 0002

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