



Firstbrook Close, Penylan Cardiff CF23 9ER

welcome to

Firstbrook Close, Penylan Cardiff

This lovely detached family home is offered with great size living space and has generous gardens. It has a lovely kitchen/diner for those who like to entertain! You are just a short walk from local shops, cafe and bus routes with the A48/M4 access corrdiro near by!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor, tiled flooring, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring, heated towel rail and double glazed window to side aspect.

Lounge

13' Max x 12' 2" Max (3.96m Max x 3.71m Max)
Double glazed bay window to front aspect, radiator, spotlights and tiled flooring.

Dining Room

17' 2" x 8' 11" (5.23m x 2.72m)
Garage Conversion - Double glazed windows to front and rear aspect, radiator, tiled flooring and access to:

Kitchen

18' 1" x 10' 9" (5.51m x 3.28m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, upright radiator, tiled flooring, spotlights, double glazed window to rear aspect, double glazed sliding doors providing access to rear and access to:

Utility Room

5' 7" x 5' 3" (1.70m x 1.60m)
Fitted with a sink unit, spaces for dishwasher and tumbledryer, radiator, wall mounted combi boiler and double glazed wooden door providing access to rear.

First Floor

Landing

Double glazed window to side aspect, radiator, loft hatch with ladder, built in airing cupboard and doors providing access to:

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m)
Double glazed window to front aspect, radiator and fitted wardrobes.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, tiled flooring, extractor, heated towel rail and double glazed window to front aspect.

Bedroom Two

9' 9" x 8' 1" (2.97m x 2.46m)
Double glazed window to rear aspect and radiator.

Bedroom Three

8' x 7' 11" (2.44m x 2.41m)
Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, heated towel rail and double glazed window to side aspect.

Outside

Front Garden

Area laid to lawn with paved path leading to front entrance and driveway to side providing off street parking.

Rear Garden

Enclosed with paved patio area, area laid to lawn and gated side access.



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
Firstbrook Close,
Penylan Cardiff

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- First Floor Bathroom
- Front and Enclosed Rear Garden
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

offers in the region of
£450,000



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Property Ref:
ROA114381 - 0003

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