





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.

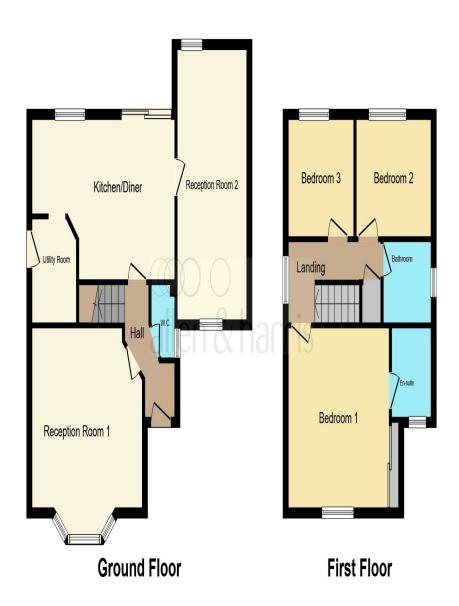
Outside

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.



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.





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- 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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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