



**Pennsylvania, Llanedeyrn Cardiff CF23 9LY**

**welcome to**

## **Pennsylvania, Llanedeyrn Cardiff**

A well presented THREE BEDROOM family home with spacious living accommodation throughout! This stunning home offers gas central heating, double glazing, front and rear gardens. The property is walking distance to schools, shops and bus routes. Internal viewing is highly recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Lounge Area**

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

Double glazed window to front aspect, fitted blinds, radiator and opening to:

#### **Dining Area**

13' 5" Max x 9' Max ( 4.09m Max x 2.74m Max )

Double glazed front door, double glazed window to front aspect, fitted blinds and radiator.

#### **Kitchen**

10' 8" Max x 8' 7" Max ( 3.25m Max x 2.62m Max )

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven, grill, dishwasher and fridge/freezer, space for washing machine, cooker hood, tiled splashback, LVT flooring, upright radiator, spotlights, roller blind and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Loft hatch with ladder and doors providing access to:

#### **Bedroom One**

13' 7" x 10' ( 4.14m x 3.05m )

Double glazed window to front aspect, fitted blinds and radiator.

#### **Bedroom Two**

13' 6" Max x 9' 11" Max ( 4.11m Max x 3.02m Max )

Double glazed window to front aspect, fitted blinds and radiator.

#### **Bedroom Three**

10' 8" Max x 8' 9" Max ( 3.25m Max x 2.67m Max )

Double glazed window to rear aspect, fitted blinds and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, extractor fan, vinyl flooring, heated towel rail, spotlights, tiled walls, fitted airing cupboard and double glazed window to rear aspect.

### **Outside**

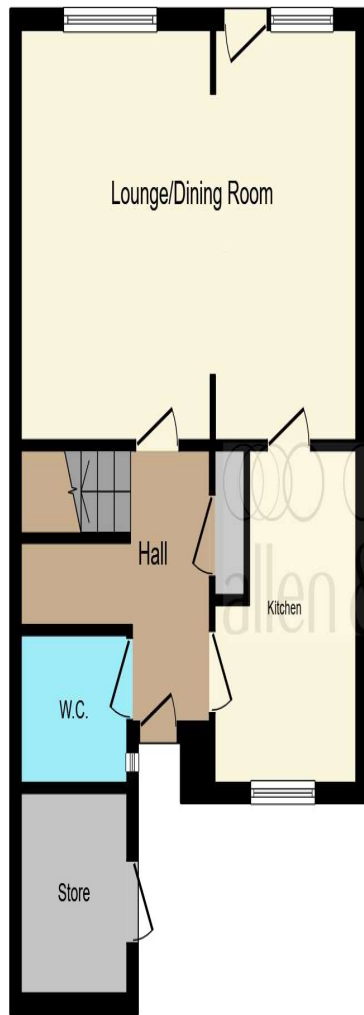
#### **Front Garden**

Mainly laid to lawn with footpath leading to front entrance.

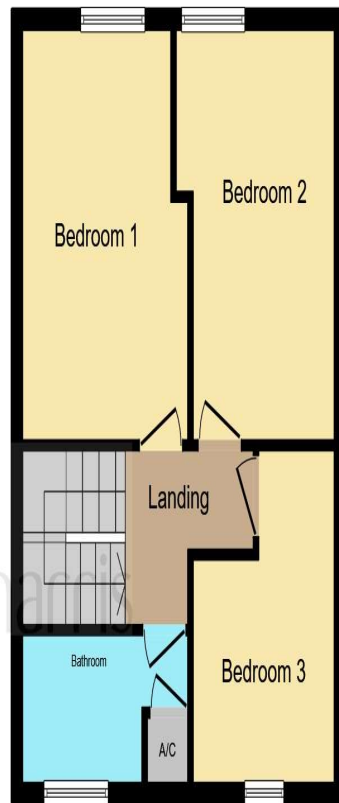
#### **Rear Garden**

Enclosed and tiered, area laid to lawn with steps raising up to patio area, steps from gated access to back door, outside tap and brick built storage shed housing combi boiler, electricity and pedestrian door for access.



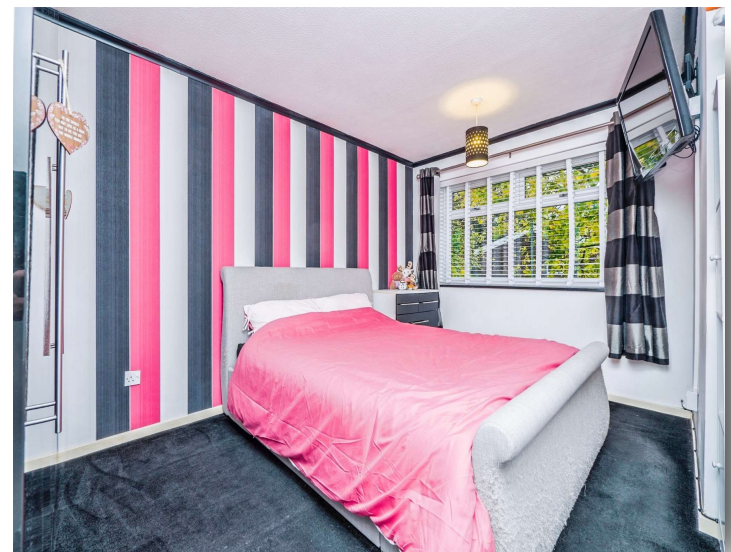
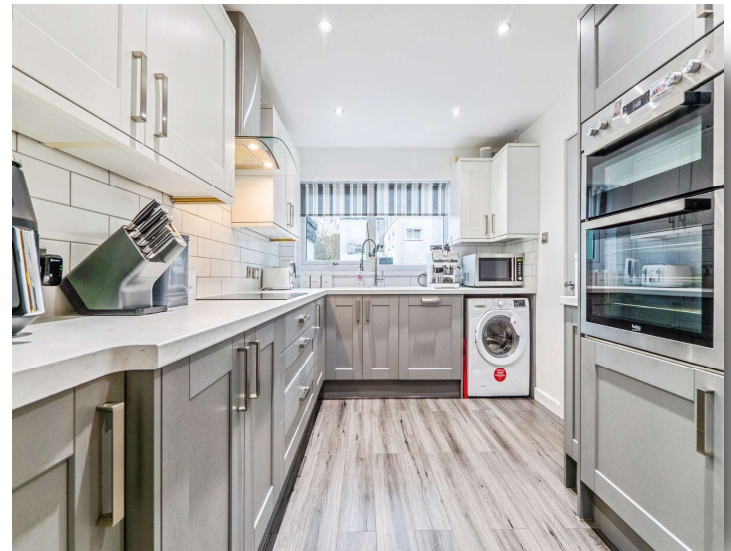


**Ground Floor**



**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.



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**Pennsylvania,**  
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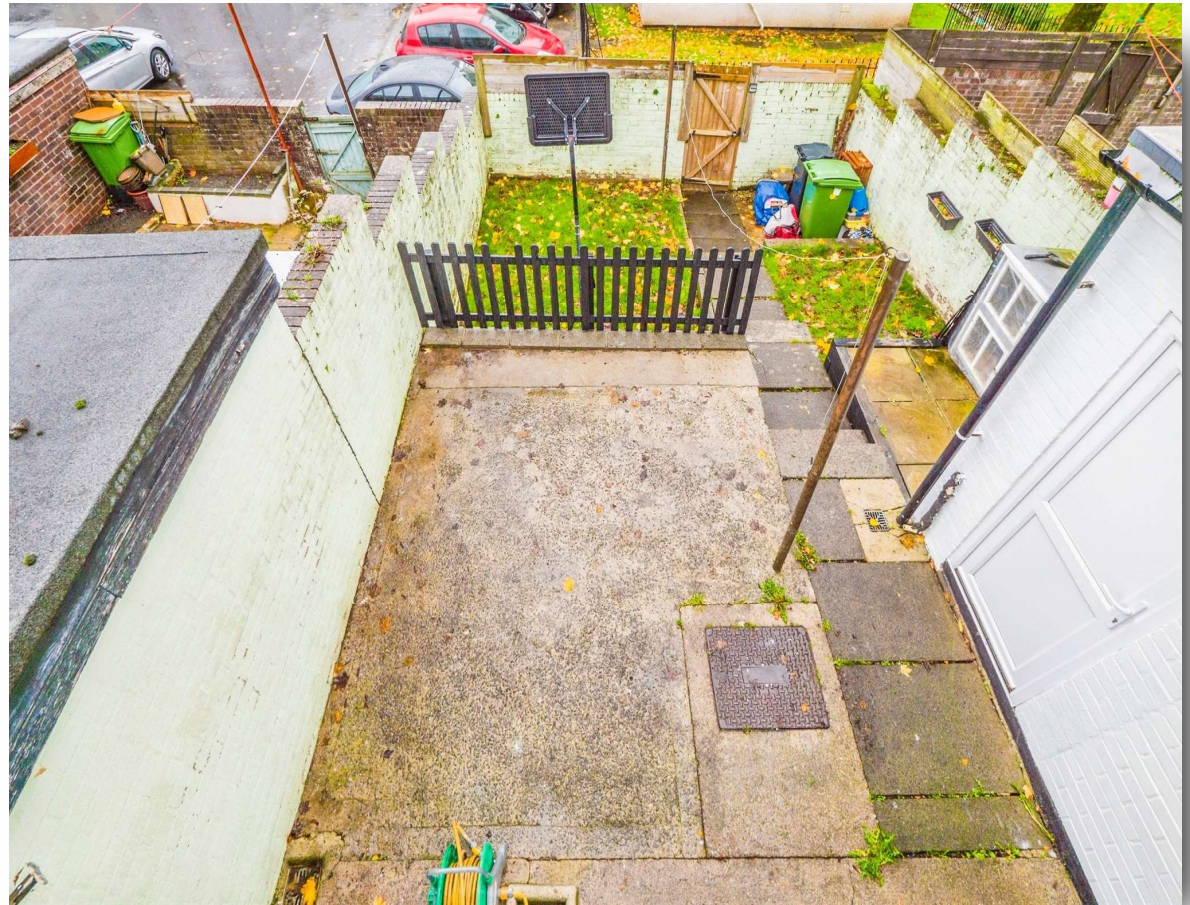
- Well Presented Mid Terraced Family Home
- Three Bedrooms
- Lounge Area and Dining Area
- Modern Fitted Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£220,000**



**view this property online** [allenandharris.co.uk/Property/ROA114375](http://allenandharris.co.uk/Property/ROA114375)



Property Ref:  
ROA114375 - 0002

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