



Llanedeyrn Road, Penylan Cardiff CF23 9DU

welcome to

Llanedeyrn Road, Penylan Cardiff

A semi detached three bedroom home, in need of modernisation, situated in the popular location of PENYLAN, within walking distance of local shops, school and bus routes. The property further benefits from double glazing, front and rear gardens and driveway providing off street parking.

Ground Floor

Entrance

Via a double glazed sliding front door into:

Porch

Double glazed secondary door into:

Hallway

Stairs rising to first floor, radiator and access to:

Ground Floor Wc

Neatly fitted WC under stairs

Lounge

13' 5" Max x 11' 2" Max (4.09m Max x 3.40m Max)

Double glazed window to front aspect, feature fireplace, radiator and door providing access to:

Dining Room

11' x 9' 8" (3.35m x 2.95m)

Double glazed window to rear aspect and radiator.

Kitchen

11' 1" x 8' 2" (3.38m x 2.49m)

Fitted with wall and base level units with complementary work surface over, sink unit, spaces for cooker, washing machine, undercounter fridge, wall mounted boiler and door providing access to rear garden.

First Floor

Landing

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

Bedroom One

13' 5" Max x 10' Max (4.09m Max x 3.05m Max)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 1" Max x 10' 7" Max (3.38m Max x 3.23m Max)

Double glazed window to rear aspect and radiator.

Bedroom Three

9' 5" Max x 7' 3" Max (2.87m Max x 2.21m Max)

Double glazed window to front aspect and radiator.

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Fitted with a two piece suite comprising bath, wash hand basin and double glazed to rear aspect.

Separate Wc

Fitted with a two piece suite comprising WC, wash

hand basin and double glazed window to side aspect.

Outside

Front Garden

Planted beds and footpath leading to front entrance.

Rear Garden

Enclosed with planted beds.

Garage

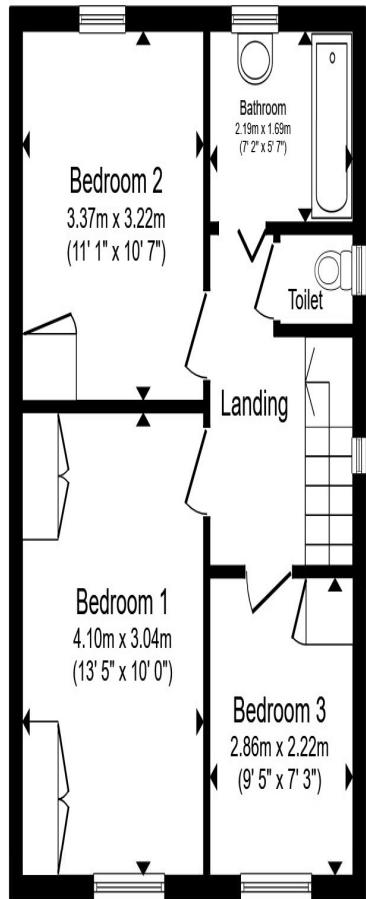
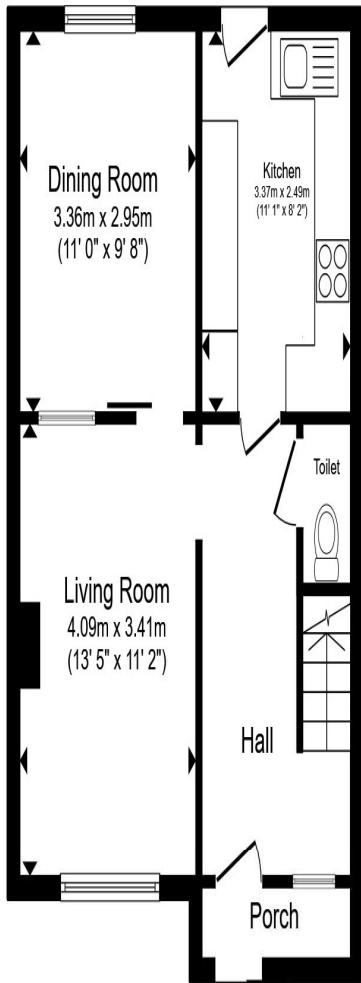
Brick built.

Driveway

Providing off street parking.

Additional Information

The vendor has advised that there is subsidence, and the garage roof has broken and contains asbestos.



Total floor area 84.6 m² (910 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
**Llanedeyrn Road,
Penylan Cardiff**

- Semi Detached Home
- Three Bedrooms
- Lounge and Dining Room
- Downstairs WC
- First Floor Bathroom and Separate WC
- Front and Rear Gardens
- Freehold
- Popular Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£270,000



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Property Ref:
ROA114468 - 0006

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