



Penarth Road

| | Grangetown | CF11 6JU

# PENARTH ROAD

Guide Price £175,000



A ground floor apartment situated in the ever popular Grangetown area of Cardiff, offering very convenient access to the city centre of Cardiff and Cardiff bay.

This is a great location for those looking for easy access to a wide range of amenities including: shops, public transport links and cafes.

The accommodation comprises: Entrance, lounge, kitchen/ dining room, double bedroom, bathroom and a good size garden to the rear.

## Front

Front forecourt garden with low rise wall and wrought iron railings and gate.

## Entrance

Communal entrance. Concealed meter cupboard. Radiator. Small loft access hatch. Large rear loft access hatch to the rear. Picture rail.

## Living Room

12'7" x 15'8"

Double glazed windows to the front elevation. Part cove ceiling. Recess with lighting. Radiator.

## Hallway

Built in storage cupboard. Radiator. Wood laminate flooring. Offers a home office/working area with a fitted work station within the hallway. Step down to the kitchen.

## Kitchen

10'4" max x 12'3" max

Kitchen breakfast room.

Double glazed window to the rear elevation. Stable style pvc door to the garden. Fitted wall and base units with worktops over.

Underlighting. Four ring gas hob. Integrated oven. Integrated one and a half bowl sink and drainer with mixer tap. Integrated base fridge. Space and plumbing for washing machine.

Gloworm gas combination boiler. Space for table and chairs. Radiator. Wood laminate flooring.

## Bedroom

9'10" max x 9'11" max  
expanding to 11'10" into

Double glazed window to the rear elevation. Picture rail. Cove ceiling. Radiator. Recess for wardrobe with drop down roller curtain and lighting.

## Bathroom

10'8" x 4'10"

Double glazed obscure

window to the side elevation. Three quarter bath with plumbed shower over. W/C and wash hand basin. Radiator. Tiled flooring. Part tiled walls.

## Garden

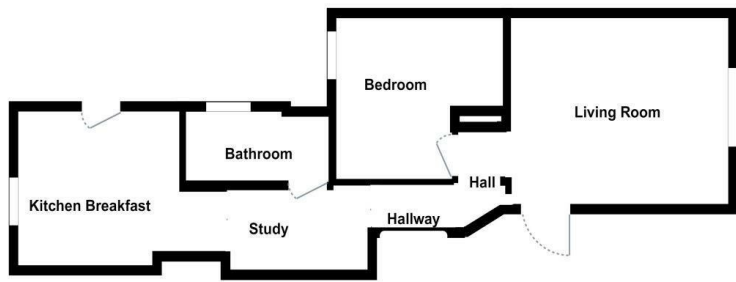
Private garden. Stone chippings. Decking area. Mature shrubs. Trees and flowers.

## Share of Freehold

Freehold is shared between the two apartments on a 50/50 basis.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



For illustration purposes only. Not to scale.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>
	<b>68</b>	

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.