

# Pen Y Peel Road

CARDIFF, CF5 1QY

**GUIDE PRICE £225,000**

**Hern &  
Crabtree**





# Pen Y Peel Road

A charming two-bedroom house with parking located on Pen Y Peel Road, Canton.

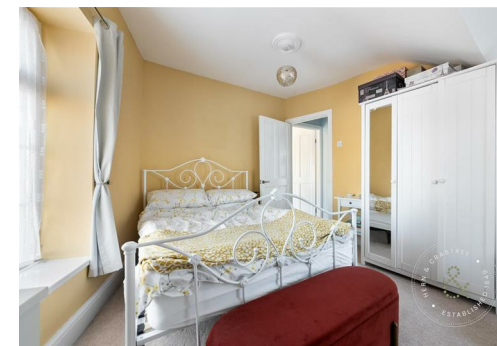
Upon entering, you're greeted by a spacious reception room that serves as the heart of the home. This welcoming space is perfect for both relaxation and entertaining, with a warm and inviting atmosphere. The thoughtful layout maximizes both space and natural light, creating a bright, airy feel throughout.

The property features a modern bathroom, equipped with all the essential amenities for your convenience. The well-designed kitchen adds to the appeal, offering a perfect balance of functionality and style for those who enjoy cooking.

Ideally situated, this home offers easy access to local amenities, including shops, parks, and public transport links, making everything you need just a stone's throw away. Cardiff's vibrant city centre is only a short distance away, offering a wide range of dining, shopping, and entertainment options.

This house presents an excellent opportunity for those seeking a home in a lively Cardiff neighbourhood. Whether you're a first-time buyer or looking for a rental investment, this property is sure to impress.

Please note this property does offer parking, but no garden.



**660.00 sq ft**

#### Entrance

Enter via a double glazed composite door to the front elevation. Double glazed window to the side elevation. Coved ceiling. Wooden laminate flooring. Radiator. Stairs rise up to the first floor. Understairs storage space.

#### Lounge

13'5" max x 12'5" max

Double glazed window to the front elevation. Coved ceiling. Wooden laminate flooring. Radiator.

#### Kitchen/Diner

10'10" max x 9'8" max

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Space for washing machine. Integrated fridge freezer. Gas combination boiler. Coved ceiling. Wooden laminate flooring. Radiator.

#### Landing

Stairs rise up from the entrance. Loft access hatch. Doors leading to:

#### Bedroom One

12'1" max x 11'9" max

Double glazed windows to the front and side elevation. Radiator.

#### Bedroom Two

10'2" max x 10'1" max

Double glazed window to the side elevation. Coved ceiling. Wooden laminate flooring. Radiator. Fitted storage cupboard.

#### Bathroom

10'7" max x 4'11" max

Double glazed window to the front elevation. W/C and wash hand basin. Bath with electric shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail.

#### Parking

One allocated off-road parking space.

#### Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating D.

#### Disclaimer

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

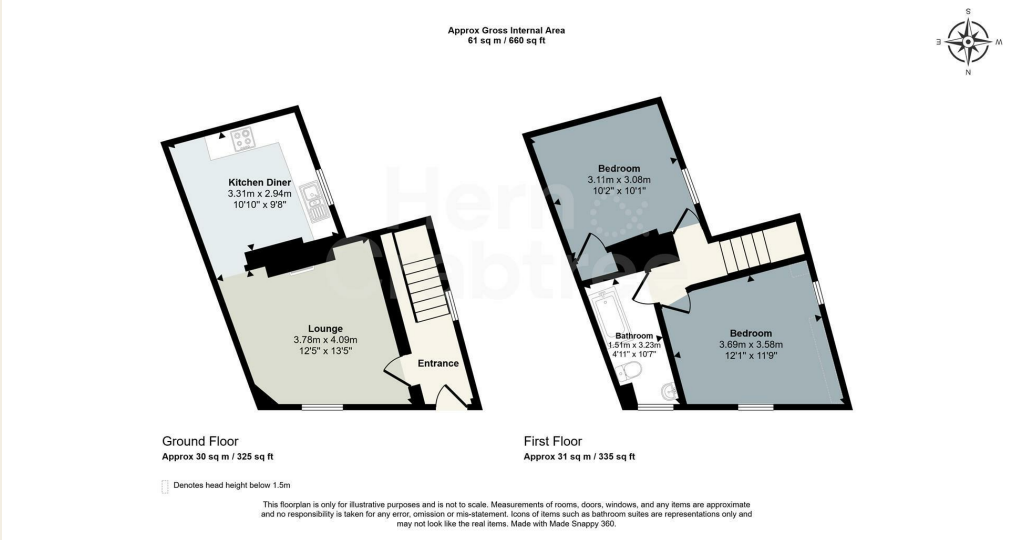




Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.