



## St. Davids Crescent, £315,000

- POTENTIAL TO EXTEND & LOFT CONVERT  
\*stpp\* - LARGE GARDEN
- NO ONGOING CHAIN
- IDEAL FIRST TIME BUY/ INVESTOR
- Council Tax Band - D
- CLOSE TO SHOPS, PARKS, SCHOOLS
- EPC Rating: D



 3
  1
  2





## About the property

POTENTIAL TO EXTEND & LOFT CONVERT \*stpp\* -  
Quiet, popular road in Penarth, located near to The Old Penarthians Rugby Football Club, as well as Cosmeston Lakes. Ideal family or first time buyer home.

## Accommodation

### Please Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

### Entrance Hall

### Living Room

14' 7" max x 12' 2" max ( 4.45m max x 3.71m max )

### Dining Room





10' max x 9' 4" ( 3.05m max x 2.84m )

## Kitchen

9' 11" x 8' 11" ( 3.02m x 2.72m )

## Bathroom

11' 2" max x 10' max ( 3.40m max x 3.05m max )

## Bedroom 1

## Rear Garden

11' + wardrobe x 10' 8" + wardrobe ( 3.35m + wardrobe  
x 3.25m + wardrobe )

## Bedroom 2

## Outbuildings

12' x 8' 5" ( 3.66m x 2.57m )

## Bedroom 3

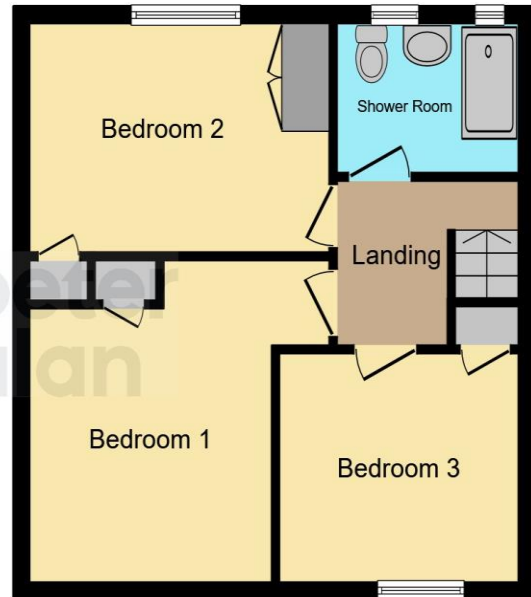
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## Floorplan



**Ground Floor**



**First Floor**

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