



## Pentwyn Terrace, Marshfield Cardiff

offers in excess of £200,000

- Council Tax Band - C
- CHAIN FREE
- THREE DOUBLE BEDROOMS
- GREAT LOCATION
- EPC Rating: D



 3  1  1

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## Accommodation

### Entrance

Enter via pvc door to hallway. Stairs to the first floor, WC, lounge and kitchen/ diner. Radiator. Vinyl flooring.

### Kitchen

12' 3" x 9' 2" MAX ( 3.73m x 2.79m MAX )  
UPVC double glazed window to rear. Matching wall and base units. Integrated fan oven and grill. Gas hob with extractor fan. Stainless steel sink with draining board and tap. Space for a fridge freezer. Vinyl flooring.

### Dining Room

8' 8" x 8' 4" ( 2.64m x 2.54m )  
UPVC double glazed window to front. Open to the kitchen. Radiator. Carpet.

### Lounge

13' 7" x 11' 4" ( 4.14m x 3.45m )  
Double glazed sliding patio doors to rear garden. Radiator. Carpet.

### Cloakroom

UPVC double glazed frosted window to front. Low level WC and hand wash basin with mixer taps.

## Important Information

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