



Pentwyn Terrace, Marshfield Cardiff

offers in excess of £190,000

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



 3  1  1

02920 792888

rumney@peteralan.co.uk



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

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.