



## Pepys Crescent, guide price £210,000

- Council Tax C
- Two Double Bedrooms
- Lounge
- Kitchen/Diner
- Outhouse
- Converted Loft
- Private Garden
- Great Location
- EPC Rating: Awaited



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## About the property

\*\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*\*

Located in Pepys Crescent, Llanrumney and benefiting from being spacious throughout is this two double bedroom house that also has a converted loft and large outhouse, modern kitchen, conservatory and a private garden. Perfect for a first time buyer as amenities are all within easy reach.

## Accommodation

### Entrance

### Lounge

14' 1" max x 11' 8" max ( 4.29m max x 3.56m max )

### Kitchen/Diner

14' 1" max x 8' 1" max ( 4.29m max x 2.46m max )

### Outhouse

25' 4" max x 8' 1" max ( 7.72m max x 2.46m max )

### Conservatory

11' 5" x 8' 7" ( 3.48m x 2.62m )





17' 3" max x 9' 1" max ( 5.26m max x 2.77m max )

**Garden**

**Driveway**

**Bedroom One**

11' 8" max x 9' 9" max ( 3.56m max x 2.97m max )

**Bedroom Two**

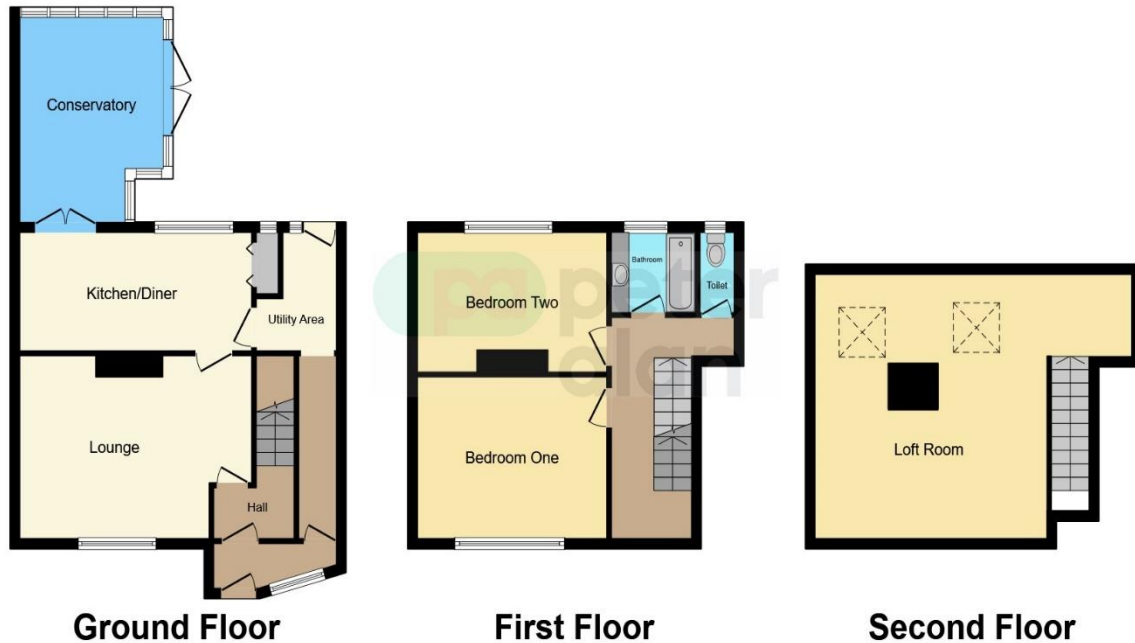
11' 4" max x 9' 9" max ( 3.45m max x 2.97m max )

**Loft Room**

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## Floorplan



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