Pen Y Peel Road,
£290,000

- Council Tax - Band D
- Central Location
- Loft Conversion
- Two Bedrooms
- Close to Local Amenities
- EPC Rating: D

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About the property

Located in the HEART of Canton is this two bedroom mid-terrace property that benefits from a loft room! Within walking distance to Canton High Street that houses all amenities such as shops, restaurants, pubs and transport links the property is also on the edge of Cardiff City Centre! This property would make the perfect First Time Purchase, Family Home or Investment Property. Internally the property comprises entrance hallway, open plan reception, kitchen and downstairs bathroom. To the first floor you have two double bedrooms and ladder leading to the spacious converted loft. Outside is a private generous sized garden with shed. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk

Accommodation

Entrance

Enter via upvc double glazed door into entrance hallway

Dining Room

10' x 11' 3'' (3.05m x 3.43m)

UPVC double glazed window to rear, radiator, door to understair storage cupboard, power points, cupboard housing electric meters and opens into lounge.

Lounge

9' 10'' x 10' 9'' (3.00m x 3.28m)

Upvc double glazed window to front, radiator, power points, telephone points. Door leading to kitchen.

Kitchen

9' 7" x 6' 11" (2.92m x 2.11m)

Wall and base units with wooden worktops over, Sink with tap and drainer, power points, ceramic tiled flooring, upvc double glazed window to side. Wall mounted gas fire boiler. Door leading into rear lobby.

Rear Lobby

Doors leading to bathroom and storage cupboard, upvc double glazed door opening to rear garden.

Bathroom

Fitted with a three piece suite, wall mounted electric powered shower, low level WC, wall mounted wash basin, radiator, wall tiles. Obscured upvc double glazed window to rear, extractor fan.

Attic Room

12' 7" x 14' (3.84m x 4.27m)

Bedroom 1

14' 3" x 10' 7" (4.34m x 3.23m)

Wooden flooring, double upvc windows to front, intergrated storage, power points

Bedroom 2

8' 9" x 10' 7" (2.67m x 3.23m)

Carpeted flooring, upvc window to rear, power points

Floorplan

Bathroom

Lobby

Kitchen

Dining Room

Hall

Lounge

Porch

Ground Floor

Landing

Bedroom 2

Bedroom 1

First Floor

Loft Room

Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 fitments 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.