



## Pen Y Peel Road, offers in the region of £250,000

- Council Tax Band - E
- Three Bedrooms
- NO CHAIN
- Sought After Location
- Perfect Family Home
- EPC Rating: D



 3  1  2





## About the property

Situated just off the Canton High Street and in the sought after area of Canton is this three bedroom mid-terrace property that would make a PERFECT Family Home! Just walking distance to all local amenities such as shops, cafes, restaurants, bars and transport links, this property also have great access to Cardiff City Centre, Cardiff Bay and M4 via the A4232! Internally the property comprises entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a bathroom. To the rear of the property is an enclosed garden and parking to the front via resident permits. The property is also being sold with NO ONGOING CHAIN! Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hallway

### Lounge

11' 6" max x 13' 2" max into bay ( 3.51m max x 4.01m max into bay )

### Sitting Room

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

### Dining Room

9' 6" max into cupboard x 14' 8" max ( 2.90m max into cupboard x 4.47m max )



### **Kitchen**

10' 9" x 9' 7" ( 3.28m x 2.92m )

### **Bedroom Three**

6' x 14' 8" max ( 1.83m x 4.47m max )

### **Landing**

### **Master Bedroom**

15' 4" max x 10' 7" max ( 4.67m max x 3.23m max )

### **Bedroom Two**

10' 1" max x 11' 5" ( 3.07m max x 3.48m )

### **Bathroom**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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