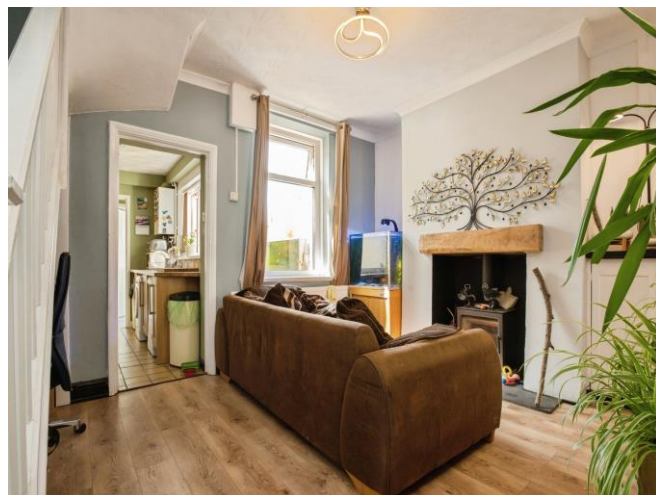




Pen Y Peel Road, offers over £295,000

- Loft Conversion
- Two Bedrooms
- Close to Local Amenities
- Garage/Storage to Rear
- Sought After Location
- EPC Rating: D



 2  1  1



About the property

Located in the HEART of Canton is this two bedroom mid-terrace property that benefits from a loft room! Within close proximity 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 Hallway

Lounge/Living Room

21' 3" max x 14' 1" max (6.48m max x 4.29m max)

Kitchen

6' 9" x 8' (2.06m x 2.44m)

Rear Lobby

Bathroom



Landing

Master Bedroom

14' 2" x 10' 6" (4.32m x 3.20m)

Bedroom Two

8' 8" x 10' 6" max (2.64m x 3.20m max)

Attic Room

12' 3" x 12' 7" (3.73m x 3.84m)

Restricted Head Height

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

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.