



## Pen Y Peel Road, offers over £285,000

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





## 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](http://www.peteralan.co.uk)

## Accommodation

### Entrance Hallway

### Lounge/Living Room

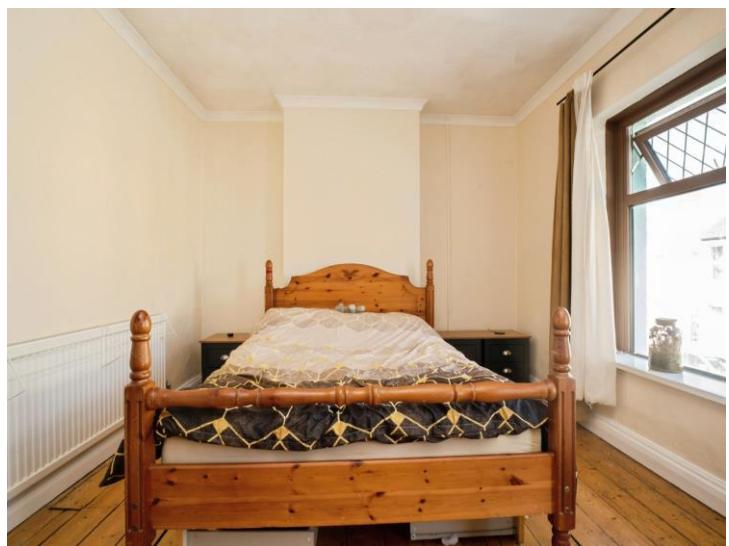
21' 3" max x 14' 1" max ( 6.48m max x 4.29m max )

### 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

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## 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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