



## Penhevad Street, offers over £290,000

- Immaculately Presented
- Perfect First Time Buy
- Three Reception Rooms
- Sought After Location
- Rear Access
- EPC Rating: Awaited



 3  2  1



## About the property

Situated in the sought after location of Grangetown is this three bedroom mid-terrace property perfect for a family! Just walking distance to all local amenities such as shops, schools, transport links via bus routes and train stations and restaurants/pubs, this property is also within close proximity to Cardiff City Centre and Cardiff Bay which house all local attractions! Internally the property comprises entrance hall, lounge, dining room, 3rd reception room, downstairs wet room and kitchen. To the first floor are three bedrooms and a family bathroom. To the rear of the property is a courtyard low maintenance garden with back access from the lane. There is also on street parking. Viewings are highly recommended for this property. To book call on 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Porch

### Hallway

### Lounge

3' 6" x 3' 10" ( 1.07m x 1.17m )

### Dining Room

4' 8" max x 3' 9" ( 1.42m max x 1.14m )

### Downstairs Wc



### 3rd Reception Room

### Bedroom Three

3' 5" x 3' 5" ( 1.04m x 1.04m )

### Kitchen

5' 11" x 2' 7" ( 1.80m x 0.79m )

### Bathroom

### Landing

### Rear Garden

### Master Bedroom

4' 8" max x 3' 1" ( 1.42m max x 0.94m )

### Bedroom Two

3' 9" max x 3' 6" max ( 1.14m max x 1.07m max )

## 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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