



## Penline Road, £400,000

- Council Tax E
- Two Double Bedrooms
- Detached Cottage
- Whitchurch Village
- Driveway for Parking
- No Chain
- EPC Rating: Awaited



 2  1  1



## About the property

Rarely Available! Rose Cottage is a quirky and character detached property situated in the heart of Whitchurch village with off road parking, enclosed useable front garden and no ongoing chain.

## Amenities

Sat in the heart of Whitchurch village the cottage is local to many pubs, shops, chemists, opticians and restaurants. There is also a dentist a few doors down. Opposite the property sits the local high school and a church. The cottage sits in the catchment area for Whitchurch Primary School, Coryton Primary School and Ysgol Gynradd Melin Gruffydd. These primary schools then would feed into Whitchurch High School and Ysgol Gyfun Gymraeg Glantaf. The cottage also sits near to the Taff Trail that leads from Cardiff City Centre all the way to Pontypridd, the trail boasts idyllic scenery and a perfect walk or cycle track.

## Accommodation

### Entrance Porch

8' 9" x 6' 7" ( 2.67m x 2.01m )

### Kitchen / Diner

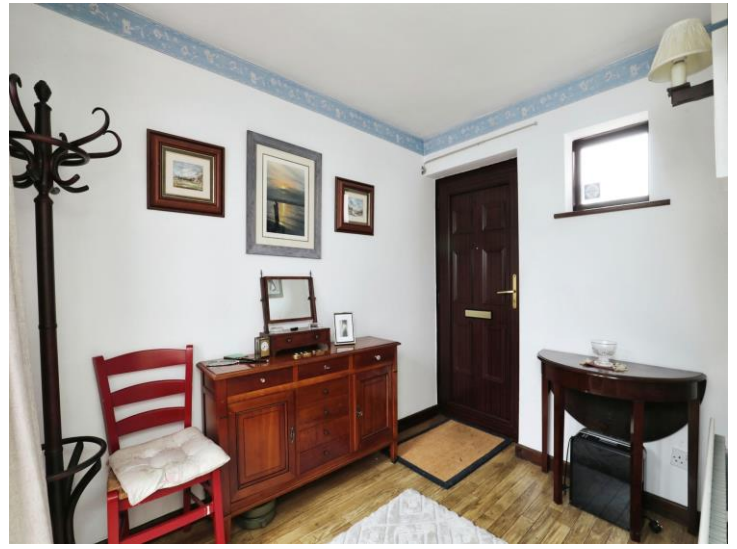
10' 7" x 8' 6" ( 3.23m x 2.59m )

### Cloakroom / W.C

### Lounge

16' 7" x 13' 10" ( 5.05m x 4.22m )

### Landing



Separate W.C

Outside Front Garden / Drive

### Bedroom One

13' 11" x 10' 8" ( 4.24m x 3.25m )

### Bedroom Two

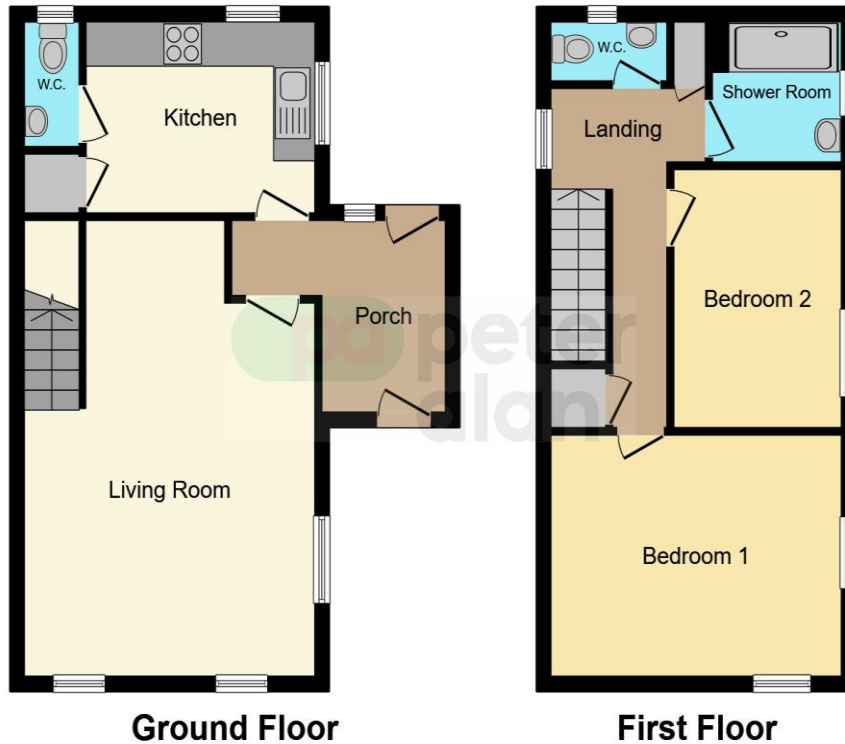
11' 5" x 8' 6" ( 3.48m x 2.59m )

### Wet / Shower Room

02920 612328

whitchurch@peteralan.co.uk

## 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)

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