

# 9 Cefn Penuel, Pentyrch, Cardiff, CF15 9TB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£279,950**



Semi Detached House

3

1

1

1

# Property Description

**\*\* THREE BEDROOM SEMI DETACHED \*\* NO CHAIN \*\*** A three bedroom semi detached family house in the popular village of Pentyrch, being a short distance from local amenities. Entrance porch, spacious lounge and diner, playroom, kitchen. To the first floor are three bedrooms and a family bathroom. Gas central heating, double glazing. Paved patio and lawned rear garden, long lawned front garden and driveway. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 898 sq. ft.

Viewing Arrangements  
Strictly by appointment

## ENTRANCE PORCH

Approached via a upvc double glazed door leading to the entrance porchway, tiled flooring and door lounge.

## LOUNGE/DINER

21' 9" x 10' 10" (6.64m x 3.32m)

A good sized principal reception with window to front and patio doors to the rear garden, laminate flooring, opening to inner hallway, doors to play room and kitchen. Two radiators.

## PLAY ROOM

16' 2" x 7' 5" (4.93m x 2.27m)

Overlooking the entrance approach, laminate flooring and radiator.

## KITCHEN

10' 0" x 7' 10" (3.05m x 2.41m)

With units and worktops to three sides, inset 1.5 stainless steel sink with side drainer, plumbing for washing machine, space for slot in cooker, under stairs storage cupboard and window to rear.

## INNER HALLWAY

With staircase to first floor.

## FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing area, access to roof space.

## BEDROOM ONE

11' 11" x 10' 7" (3.65m x 3.25m)

A good sized principal double bedroom overlooking the entrance approach, wardrobe frame with hanging rail and shelving. Radiator.

## BEDROOM TWO

11' 5" x 10' 7" (3.48m x 3.25m)

Overlooking the rear garden, a second double bedroom, open wardrobe with hanging rail and shelving. Radiator.

## BEDROOM THREE

8' 2" x 6' 11" (2.50m x 2.13m)

Aspect to front, a good sized third bedroom, radiator.

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### FAMILY BATHROOM

8' 1" x 6' 11" (2.48m x 2.13m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap, swivel shower screen, tiled flooring, wall tiling to splash back areas, obscure glass window to rear, radiator and airing cupboard with shelving housing the ideal logic combi gas central heating boiler.

### OUTSIDE

#### REAR GARDEN

A delightful southerly facing rear garden comprising paved patio and area of lawn, enclosed by timber fencing, timber gate to side leading to front, outside light and outside tap.

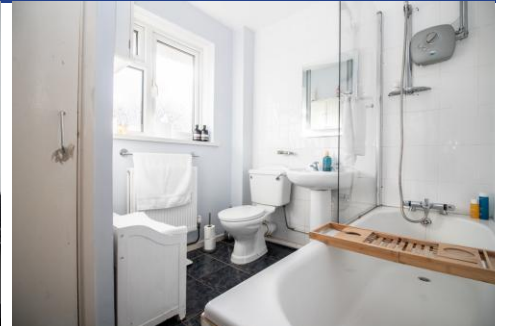
#### FRONT GARDEN

A large lawned front garden with hedgerow to one border, long driveway with parking for approx two cars. Cobble style paved pathway to front.

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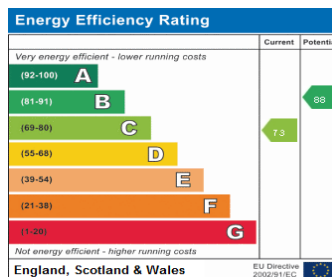
GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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