



**165 Pennsylvania  
Llanedeyrn, CF23 9LS  
Asking Price £210,000**

**\*NO CHAIN\***

CS Properties is proud to present this spacious and modern 3-bedroom property located within the heart of Llanedeyrn, Cardiff.

The property is in prime location, being minutes from the A48 with all M4 links.

The property is also only a 10-minute drive to the city centre, as well as being close to local shops and opposite the local Primary school.

# 165 Pennsylvania, Llanedeyrn, CF23 9LS

## Kitchen

Located immediately through the front door, the kitchen is to a high standard and spec with a shaker style finish. This spacious area also provides enough room for a dining area.

## Living Room

Located downstairs the living room offers views to the front of the property and is a spacious area completed with a modern gas fire.

## Downstairs WC

To the bottom of the stairs, the property offers a small hallway for utility storage, under stair storage and a tiled downstairs WC with a toilet and sink.

## Master Bedroom

The master bedroom is a large double room finished with built in wardrobes and carpeted throughout.

## Bedroom 2

A single space, this room offers a single bed and storage space.

## Bedroom 3

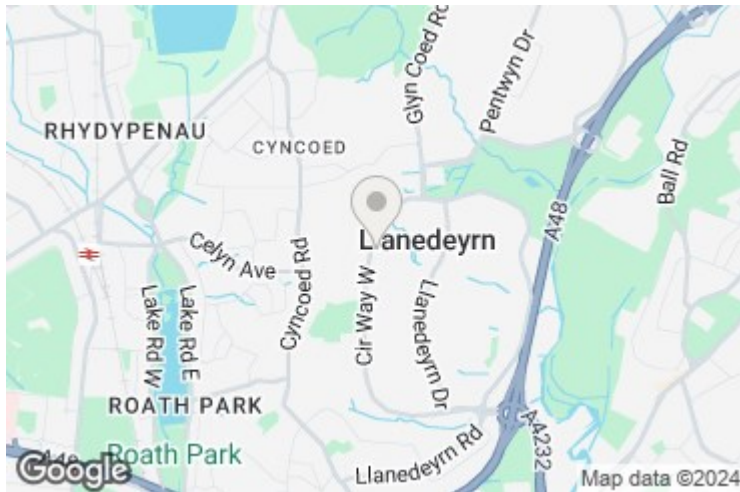
Another double bedroom, the final bedroom is next to the bathroom with views over the front of the property.

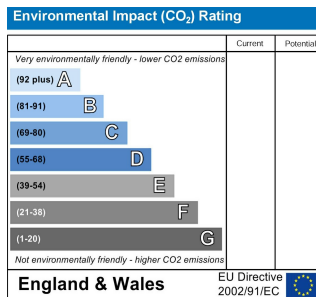
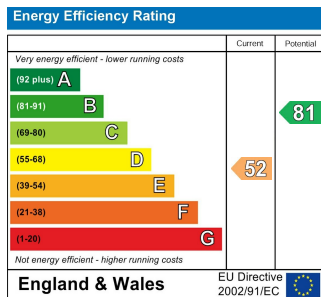
## Bathroom

Completed to a modern and high spec, the stylish bathroom consists of a bath with overhead shower, sink and toilet.

## Rear Garden

The rear garden is a highly spacious area and offers a built-in storage shed.





Address: Portland House, 113-116 Bute Street, Cardiff Bay, CF10 5EQ