



10 Heol Danyrodyn, Pentyrch

£280,000 Freehold

THREE BEDROOM TERRACED PROPERTY LARGE REAR GARDEN **DRIVEWAY** SIDE ENTRANCE ** A three bedroom, terraced property with side access in the sought after village of Pentyrch. Entrance hallway, family lounge, dining room and kitchen. To the first floor, primary bedroom, second double bedroom, family bathroom and third bedroom. Large south facing rear garden with mature apple trees and seating areas with stone shed. Driveway with parking for two vehicles side by side. Side access. EPC Rating:TBC

Council Tax band: C

Tenure: Freehold

HALLWAY

Entered via a UPVC door with obscured glass panels, a light, welcoming hallway. Radiator. Built in under stairs storage cupboard. Painted, spindled staircase to first floor. Doors to all rooms.

LOUNGE

13' 10" x 13' 1" (4.21m x 3.98m)

A spacious family lounge. Wooden feature mantelpiece with hearth. Wood effect laminate flooring. Radiators. Large window looking onto the enclosed rear garden.

DINING ROOM

13' 1" x 8' 4" (3.98m x 2.54m)

A good sized dining room. Radiator. Wood effect laminate flooring. Window to front.

KITCHEN

12' 0" x 6' 2" (3.67m x 1.89m)

Appointed along two sides, high and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and space for fridge/freezer. Tiled splashbacks. Tiled flooring. Upvc window and door opening into the rear garden.

FIRST FLOOR LANDING

Built in storage cupboard with wall hung 'Worcester' combi boiler and plumbing for washing machine. Access to loft. Doors to all rooms.

BEDROOM ONE

12' 10" x 11' 2" (3.91m x 3.41m)

A spacious primary bedroom. Radiator. Window to front overlooking the pretty rear garden.

BEDROOM TWO

10' 10" x 9' 10" (3.29m x 2.99m)

A second double bedroom. Space for wardrobes. Radiator. Window to front.

BEDROOM THREE

9' 8" x 7' 9" (2.95m x 2.37m)

A third bedroom. Built in storage cupboard. Radiator. Window to front.

FAMILY BATHROOM

8' 0" x 5' 7" (2.43m x 1.69m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity unit, bath with twin chrome taps and chrome shower. Modern vertical radiator. Tiled splashbacks. Two obscured glass windows to rear.

AML

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