

## Heol Penlan, Cardiff

£240,000 Leasehold

Well presented two bedroom flat with spacious lounge, modern kitchen, utility room, front & rear garden and excellent location near amenities and transport.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

### Hallway

Enter via upvc door with double glazed obscured glass panel into hallway. Radiator. Coved ceilings. Laminate flooring. Two spacious storage cupboards.

### Kitchen

8' 10" x 8' 9" (2.69m x 2.66m)

Double glazed window to side. Base units with wooden countertops incorporating a stainless steel sink with mixer tap, gas hob and oven with induction over. Shelving. Part tiled walls. Radiator. Laminate flooring.

### Lounge

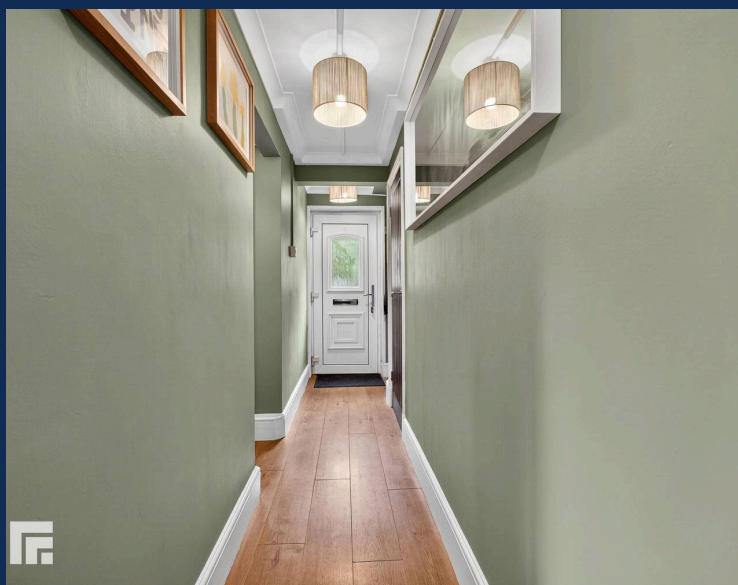
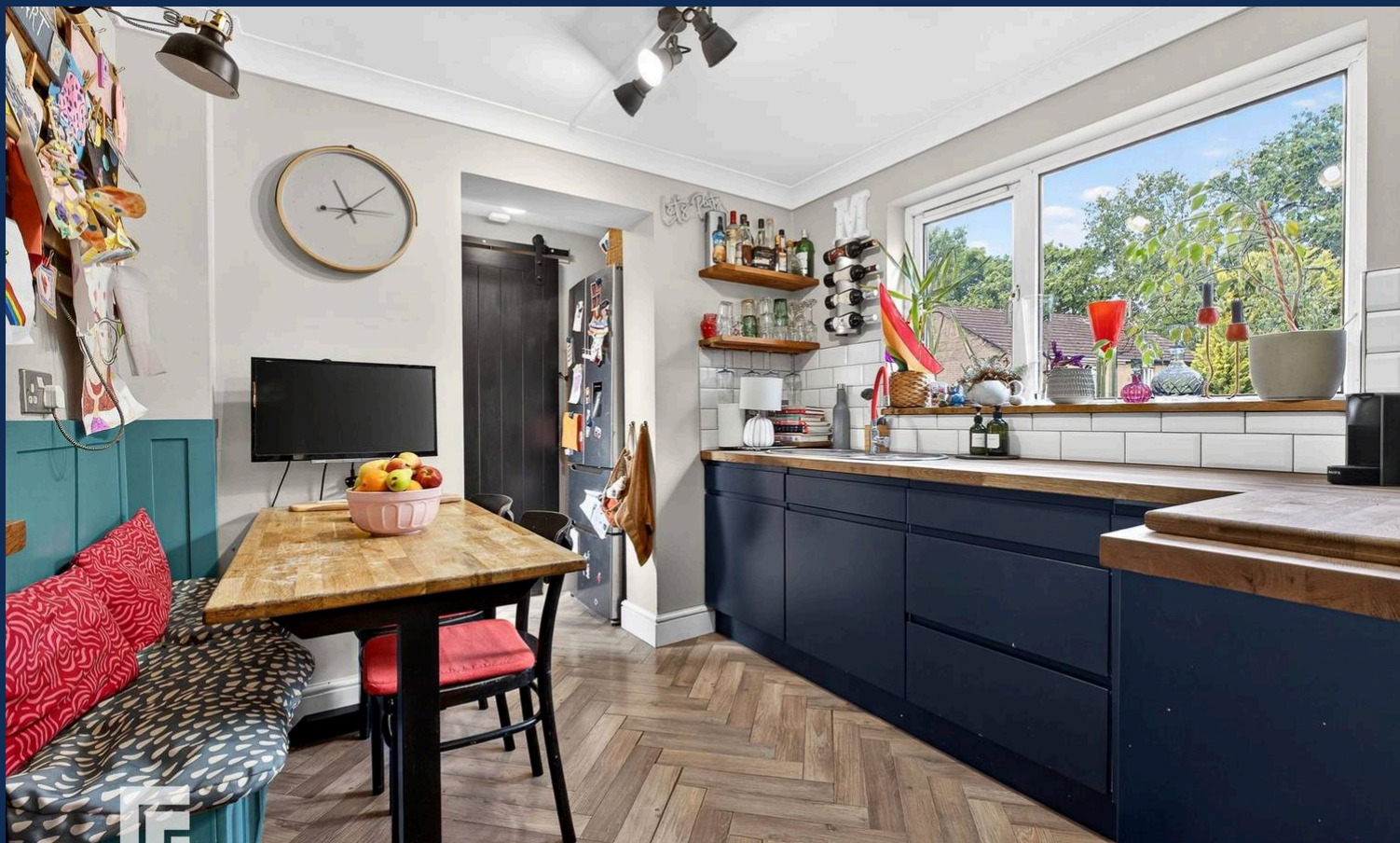
11' 0" x 15' 4" (3.35m x 4.68m)

Double glazed window to rear garden. Feature fireplace with cast iron inset and marble hearth. Coved ceilings. Radiator. Panelling. Laminate flooring.

### Utility

7' 5" x 3' 1" (2.25m x 0.93m)

Sliding door. Space and plumbing for washing machine. Space for tumble dryer. Boiler housing and storage. Space for large fridge freezer. Upvc door with double glazed obscured glass panel to rear garden. Laminate flooring.



### Main bedroom

9' 3" x 14' 5" (2.82m x 4.39m)

Double glazed window to front. Fitted wardrobes. Radiator. Coved ceilings. Laminate flooring.

### Bedroom two

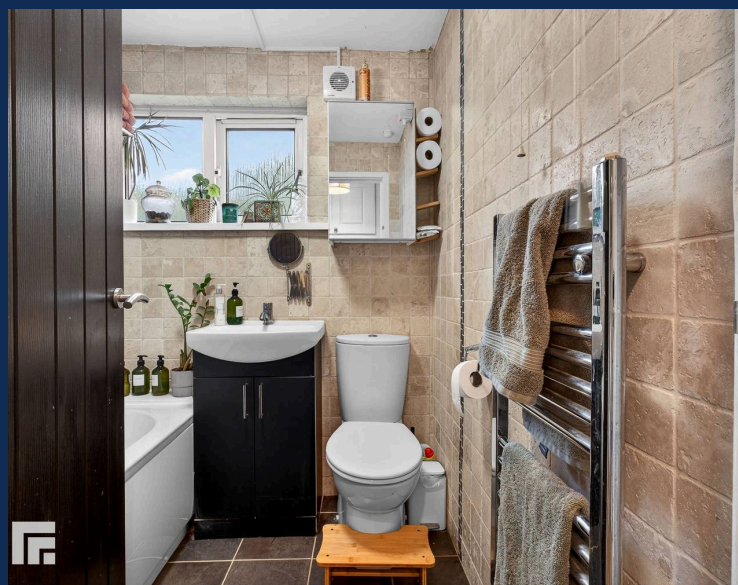
11' 1" x 9' 9" (3.39m x 2.98m)

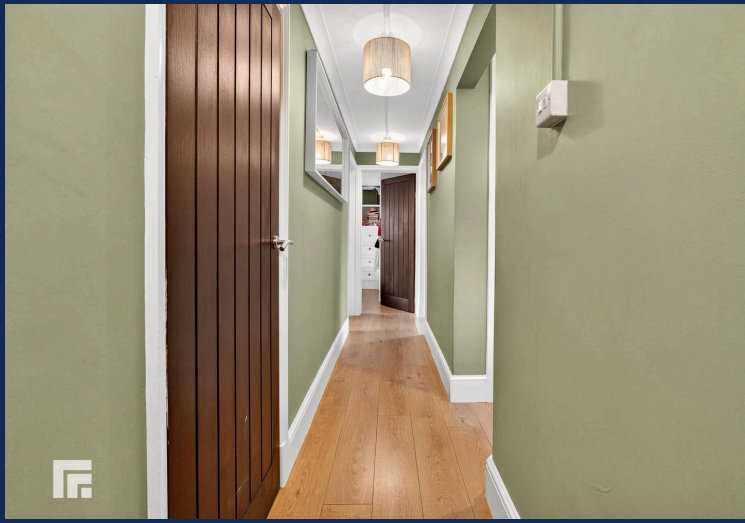
Double glazed window to front. Radiator. Built in bespoke beds and shelving. Laminate flooring.

### Bathroom

5' 10" x 5' 5" (1.79m x 1.65m)

Double glazed window to side. Three piece suite comprising of bath with mixer tap and shower over, w.c and wall hung wash hand basin with mixer tap and storage under. Sandstone tiled walls. Extractor fan. Heated towel rail. Tiled flooring.







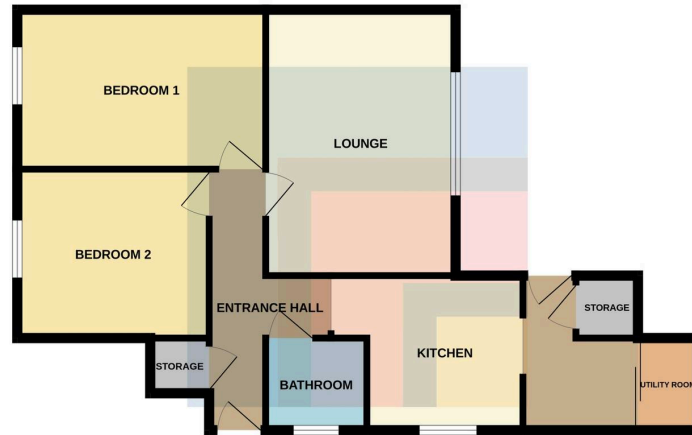
## REAR GARDEN

Generous size rear garden, mostly laid to lawn with path and raised decking area. Storage shed.

## FRONT GARDEN

Lawned area with flower bed. Gated side access.

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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