



Lothian Crescent, Penylan Cardiff CF23 9HY

welcome to

Lothian Crescent, Penylan Cardiff

A very well presented THREE BEDROOM semi detached family home situated in the popular location of PENYLAN within walking distance of local shops, bus routes, schools and within easy access to the Cardiff City Centre and the A48/M4 access corridor. Internal viewing is recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor, built in understairs storage, engineered wooden flooring, radiator and access to:

Lounge

22' 10" Max x 10' 3" Max (6.96m Max x 3.12m Max)
Double glazed window to front aspect, engineered wooden flooring, radiator and wood burner to remain.

Kitchen Area/ Dining Area

15' 3" x 10' 7" (4.65m x 3.23m)

Fitted with a range of wall and base level units with complementary solid wood work surfaces over, sink unit, integrated oven and grill, integrated induction hob inset to island, spaces for washing machine and dishwasher, engineered wooden flooring, spotlights over island area, double glazed door providing access to rear, double glazed sliding doors providing access to rear garden and opens to:

Utility Area

7' 6" x 6' (2.29m x 1.83m)

Space for American style fridge/freezer, radiator and engineered oak flooring.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin inset to vanity unit, tiled flooring, extractor fan, heated towel rail and double glazed window to side aspect.

First Floor

Landing

Double glazed window to side aspect, loft hatch with ladder and doors providing access to:

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect, radiator and built in overstairs cupboard.

Bedroom Two

11' 9" x 7' 11" (3.58m x 2.41m)

Double glazed window to rear aspect, radiator and built in storage cupboard.

Bedroom Three

8' 8" Max x 7' 9" Max (2.64m Max x 2.36m Max)

Double glazed window to rear aspect and radiator.

Outside

Front

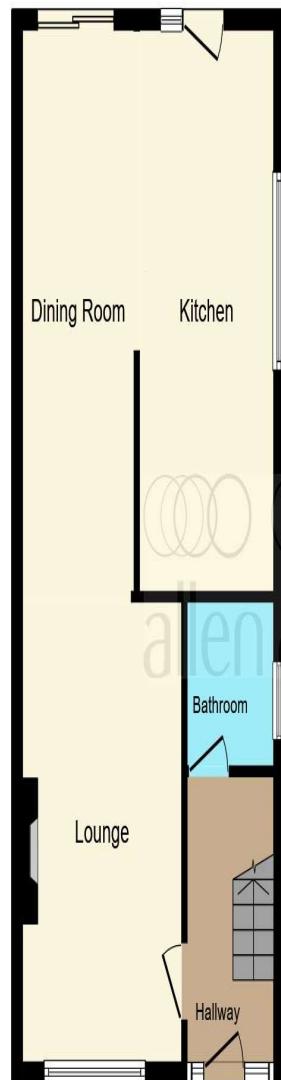
Driveway providing off street parking and steps leading to front entrance.

Rear Garden

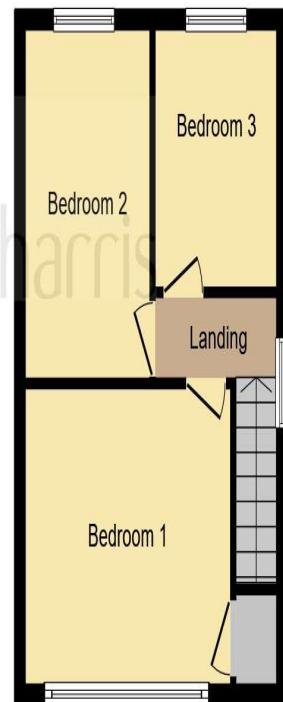
Enclosed five tier garden, awning covering lower patio area a further two patio areas with steps rising up to an area laid to lawn on the upper tier and brick effect pre fab outbuilding with electricity supply.

Additional Features/ Info

The property has solar panels to the front and rear of the property, a 'Zappi' EV charger, 5kw battery and the vendor has advised that most of the windows in the property have 'Perfect Fit' blinds, which will remain. The vendor has also advised that plans for a double storey side extension have been approved with the driveway phase already completed and the boiler is approx under a year old.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
**Lothian Crescent,
Penylan Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- Utility Area
- Ground Floor Bathroom
- Enclosed Rear Garden, Solar Panels and 5kwh Battery
- Driveway Providing Off Street Parking and EV Charging Point

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£350,000



view this property online allenandharris.co.uk/Property/ROA114327



Property Ref:
ROA114327 - 0006

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