



## Bramble Rise, Penarth

offers in excess of £260,000

- COUNCIL TAX - D
- NO CHAIN
- IDEAL FIRST TIME BUY / FAMILIES/  
INVESTMENT
- GARAGE
- EPC Rating: D



 3  1  1

02920 703799

penarth@peteralan.co.uk



## About the property

**NO CHAIN** - Situated in the popular Bramble Rise area of Penarth, this three-bedroom mid-terrace home offers comfortable family living within easy reach of local amenities, schools, and transport links. An ideal purchase for first-time buyers, families, or investors alike.

The ground floor accommodation comprises an entrance porch leading to a bright and spacious living room, providing a welcoming space to relax and entertain. To the rear, a fitted kitchen/dining area offers ample storage and worktop space, with direct access to the rear garden, making it ideal for everyday family life.

To the first floor, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single, alongside a family bathroom.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

## Accommodation

### Entrance Porch

Entered via a front door into a welcoming porch area

### Lounge

12' 11" max x 10' 11" max ( 3.94m max x 3.33m max )

A bright and well-proportioned living room positioned to the front of the property, featuring a large window allowing plenty of natural light, radiator, and ample space for sofas and furnishings, with stairs rising to the first floor.

### Dining Room

11' max x 9' 6" max ( 3.35m max x 2.90m max )

The dining area provides room for a family table, with direct access to the rear garden, making it ideal for everyday living and entertaining.

### Kitchen

14' 7" max x 7' 2" max ( 4.45m max x 2.18m max )

Located to the rear, the kitchen/dining room is fitted with a