



Pinewood Crescent | Penylan | Cardiff | CF23 9HF

£250,000

Sheppard  
& Bear



Sheppard & Bear

# Pinewood Crescent | Penylan

Cardiff | CF23 9HF

£250,000

Nestled in the desirable area of Pinewood Crescent, Penylan, Cardiff, this charming semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Spanning 792 square feet, the property features three well-proportioned bedrooms, a living room, dining room, kitchen and a bathroom, making it ideal for family living.

One of the standout features of this home is its convenient location. With excellent links to the A48M and M4, commuting to nearby areas is a breeze. Additionally, the property is just a short drive from the University Hospital of Wales, ensuring that essential services are easily accessible. Families will appreciate the proximity to both primary and secondary schools, offering a choice of Welsh and English education options.

- 3 Bedrooms
- 1 Bathroom
- Two reception rooms
- Semi-detached house
- 792 sq ft living space
- No onward chain
- Near A48M and M4
- Close to University Hospital
- Near Welsh and English schools
- Sought after location

## Entrance hall

## Living room

13'2 x 10'7 max (4.01m x 3.23m max)

## Dining room

10'7 x 8'8 (3.23m x 2.64m)

10'9 x 7'4 (3.28m x 2.24m)

## First floor landing

## Bedroom one

13'4 x 9'9 (4.06m x 2.97m)

## Bedroom two

10'8 max 9'8 max (3.25m max 2.95m max)

## Bedroom three

10'2 max x 6'4 max (3.1m max x 1.93m max)

## Shower room

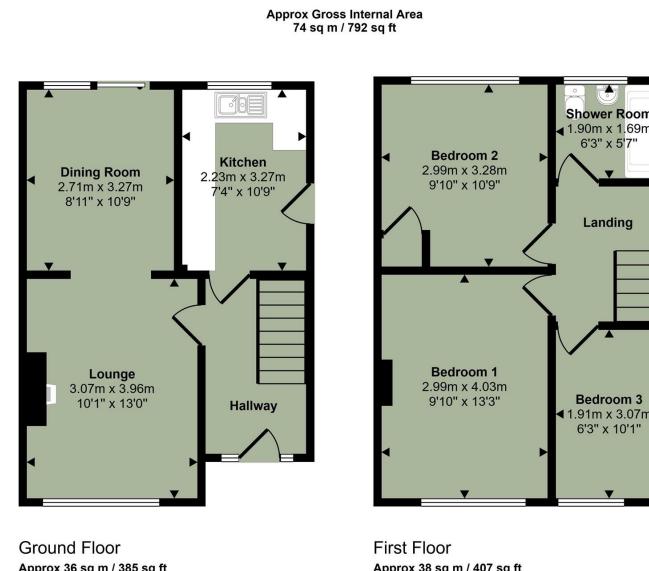
6'3 x 5'5 (1.91m x 1.65m)

## Outside and parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Council Tax Band E  
EPC Rating D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Cyncoed  
Cardiff  
CF23 6SZ  
02921 051927

[gavin@sheppardandbear.com](mailto:gavin@sheppardandbear.com)