




Sheppard
& Bear

Pinewood Crescent | Penylan | Cardiff | CF23 9HF

£250,000


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

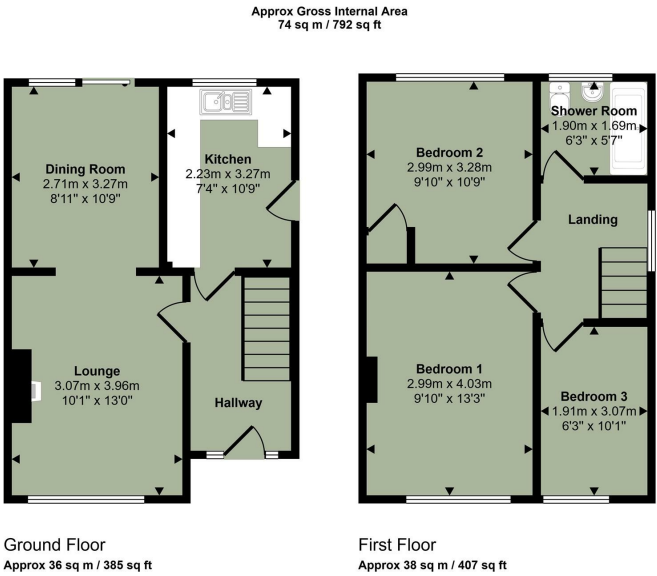
Bedroom three

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



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.

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

Council Tax Band E
EPC Rating D

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