



Pennsylvania, Llanedeyrn Cardiff CF23 9LY

welcome to

Pennsylvania, Llanedeyrn Cardiff

A well presented THREE BEDROOM family home with spacious living accommodation throughout! This stunning home offers gas central heating, double glazing, front and rear gardens. The property is walking distance to schools, shops and bus routes. Internal viewing is highly recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Lounge Area

13' 5" Max x 9' 11" Max (4.09m Max x 3.02m Max)

Double glazed window to front aspect, fitted blinds, radiator and opening to:

Dining Area

13' 5" Max x 9' Max (4.09m Max x 2.74m Max)

Double glazed front door, double glazed window to front aspect, fitted blinds and radiator.

Kitchen

10' 8" Max x 8' 7" Max (3.25m Max x 2.62m Max)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven, grill, dishwasher and fridge/freezer, space for washing machine, cooker hood, tiled splashback, LVT flooring, upright radiator, spotlights, roller blind and double glazed window to rear aspect.

First Floor

Landing

Loft hatch with ladder and doors providing access to:

Bedroom One

13' 7" x 10' (4.14m x 3.05m)

Double glazed window to front aspect, fitted blinds and radiator.

Bedroom Two

13' 6" Max x 9' 11" Max (4.11m Max x 3.02m Max)

Double glazed window to front aspect, fitted blinds and radiator.

Bedroom Three

10' 8" Max x 8' 9" Max (3.25m Max x 2.67m Max)

Double glazed window to rear aspect, fitted blinds and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, extractor fan, vinyl flooring, heated towel rail, spotlights, tiled walls, fitted airing cupboard and double glazed window to rear aspect.

Outside

Front Garden

Mainly laid to lawn with footpath leading to front entrance.

Rear Garden

Enclosed and tiered, area laid to lawn with steps raising up to patio area, steps from gated access to back door, outside tap and brick built storage shed housing combi boiler, electricity and pedestrian door for access.



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.

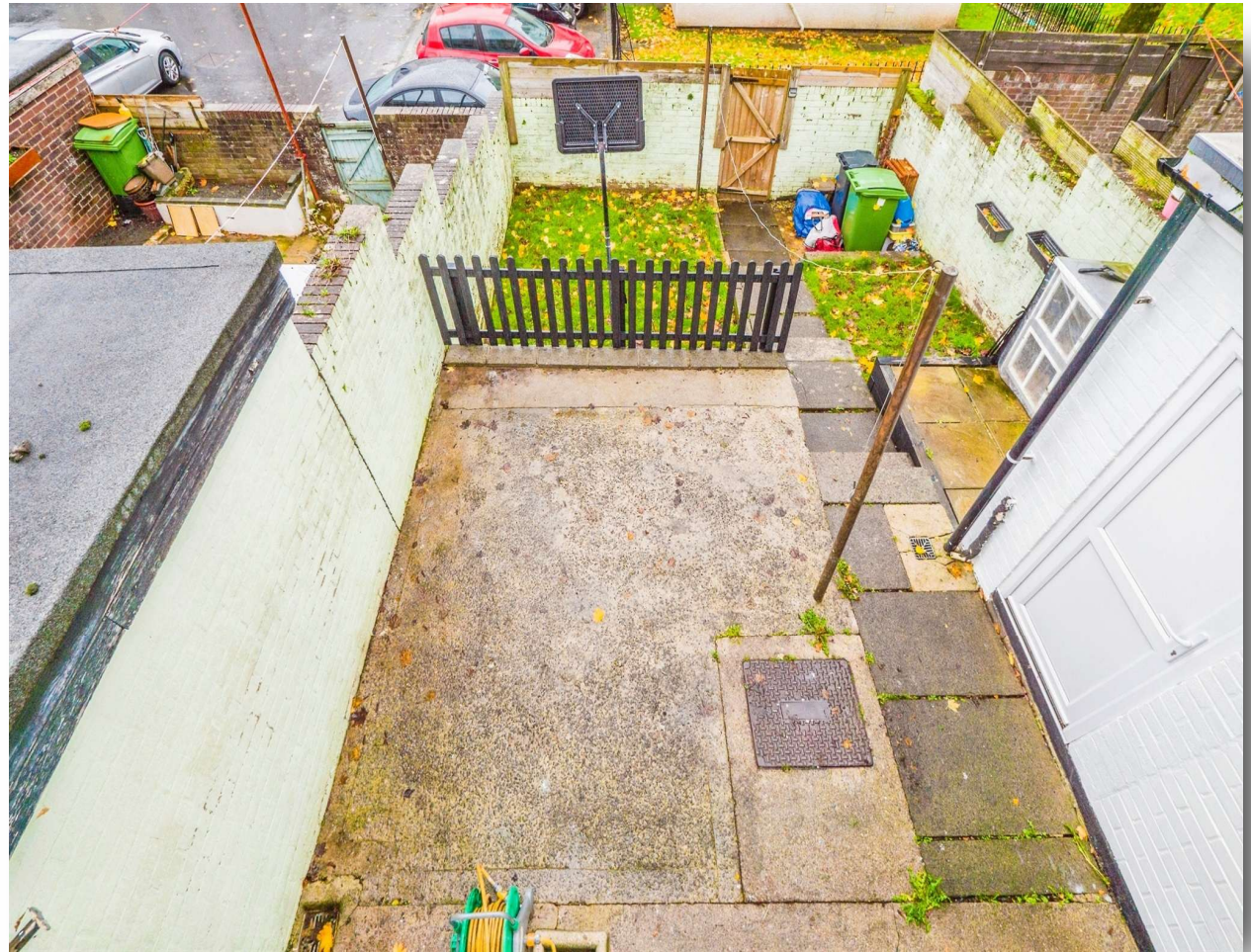


welcome to
Pennsylvania,
Llanedeyrn Cardiff

- Well Presented Mid Terraced Family Home
- Three Bedrooms
- Lounge Area and Dining Area
- Modern Fitted Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Popular Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£220,000



view this property online allenandharris.co.uk/Property/ROA114375



Property Ref:
ROA114375 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk