



## Cefn Penuel, offers over £385,000

- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE KITCHEN/DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM
- PRIVATE GARDEN
- GARAGE
- EPC Rating: C



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## About the property

Located in the desirable area of Cefn Penuel, Pentyrch, this charming three-bedroom link-detached property offers generous living space throughout, making it an ideal choice for a growing family.

Tucked away in a quiet cul-de-sac, the home enjoys a peaceful setting while remaining conveniently close to local schools, shops, and transport links, including nearby bus routes.

The accommodation comprises a bright and spacious lounge, a large open-plan kitchen/diner perfect for family living and entertaining, and a convenient downstairs WC. Additional benefits include an integral garage, providing extra storage or parking.

Externally, the property boasts a substantial garden, offering plenty of outdoor space for relaxation, play, or further landscaping.

A fantastic opportunity to secure a family home in a popular village location.



## Accommodation

**Entrance**

**Garage**

**Lounge**

13' 5" x 12' 11" ( 4.09m x 3.94m )

**Kitchen Diner**

17' 5" Max x 14' Max ( 5.31m Max x 4.27m Max )

**Wc**

**Bedroom One**

13' 6" x 13' 1" ( 4.11m x 3.99m )

**Bedroom Two**

10' 8" x 10' 3" ( 3.25m x 3.12m )

**Bedroom Three**

10' 8" x 9' 9" ( 3.25m x 2.97m )

**Bathroom**

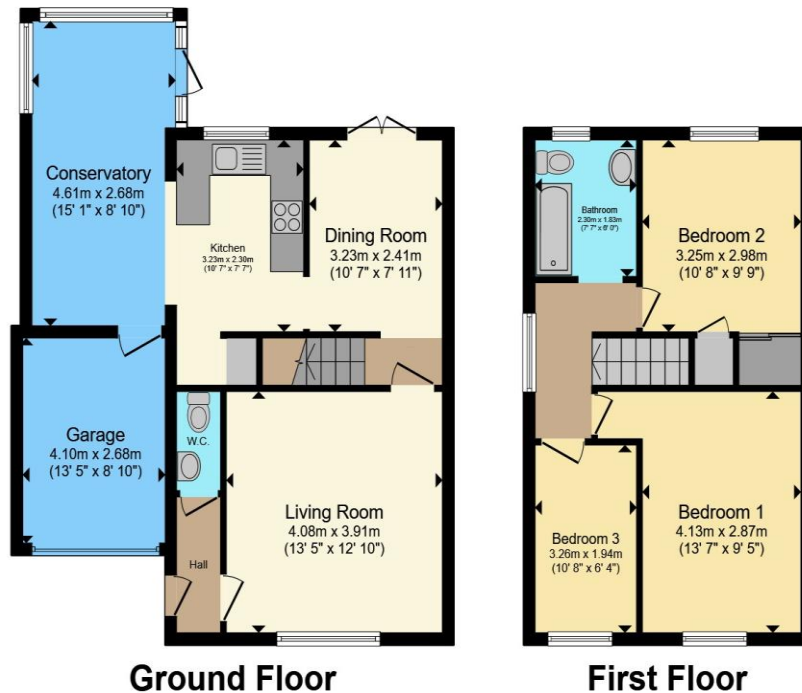
**Garden**

**Front And Parking**

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## Floorplan



Total floor area 103.3 m<sup>2</sup> (1,112 sq.ft.) approx

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