

Ffordd Nowell, Penylan Cardiff CF23 9FB

welcome to

Ffordd Nowell, Penylan Cardiff

Well-presented end-terrace townhouse in sought-after Penylan, close to local amenities and excellent transport links. Arranged over three floors with three bedrooms (en-suite to principal), open-plan living, enclosed rear garden and detached garage. Internal Viewing Highly Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, built in understairs storage and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and radiator.

Lounge Area/ Dining Area

15' 2" x 13' 3" (4.62m x 4.04m)

Double glazed window to rear aspect, radiator, powerpoints, double glazed French doors providing access to rear garden and opens to:

Kitchen Area

14' x 8' 3" (4.27m x 2.51m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, cooker hood, spaces for washing machine, integrated dishwasher and fridge/freezer and double glazed window to front aspect.

First Floor

Landing

Loft hatch, stairs rising to second floor and doors providing access to:

Reception Room

15' 2" x 12' 4" (4.62m x 3.76m)

Two double glazed windows to rear aspect, powerpoints and radiator.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, and double glazed window to side aspect.

Second Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

12' 11" x 12' 5" (3.94m x 3.78m)

Two double glazed windows to rear aspect, radiator and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator and double glazed window to side aspect.

Bedroom Two

15' 2" x 9' 1" (4.62m x 2.77m)

Two double glazed windows to front aspect, radiator and powerpoints.

Outside

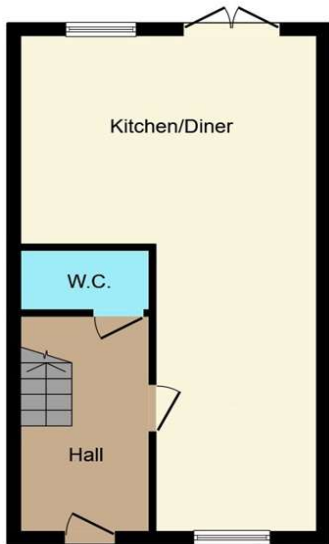
Front

Wrought iron fence with paved path leading to front entrance and overlooking a lawned area.

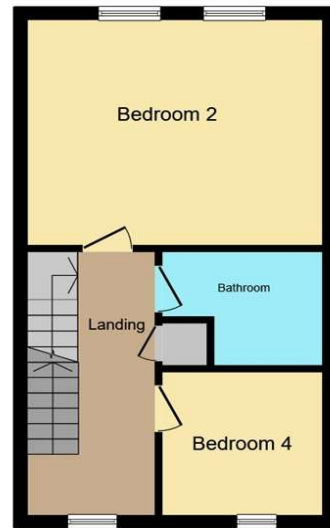
Rear Garden

Fenced boundaries with paved patio area.

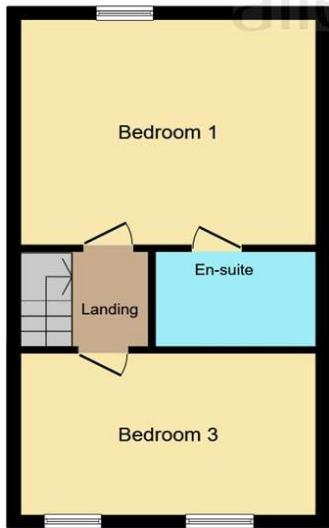
Detached Garage



Ground Floor



First Floor



Second 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.



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Ffordd Nowell,
Penylan Cardiff

- End Terraced Townhouse
- Three Bedrooms
- Master Bedroom with En-Suite
- Open Plan Lounge/Dining/Kitchen Area
- Downstairs WC and First Floor Family Bathroom

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

offers in excess of
£360,000



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Property Ref:
ROA114371 - 0002

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