



## Cefn Penuel, £400,000

- DETACHED
- DOWNSTAIRS WC
- DRIVEWAY
- GARAGE
- EPC Rating: C



3 1 1



## About the property

This three bedroom link detached property offers excellent living space throughout. Located in Cefn Penuel, Pentyrch. This charming property is situated in a quiet cul de sac but within easy reach of schools, shops and bus stops. A perfect choice for a growing family. Benefiting from a spacious lounge, large kitchen/diner, downstairs WC, integral garage and a large garden.



## Accommodation

### Entrance

### 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

### Garage

02920 612328

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## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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