

**Ffordd Nowell, Penylan Cardiff CF23 9FA**

**welcome to**

## **Ffordd Nowell, Penylan Cardiff**

No chain! A spacious, larger-than-average mid-terraced home set in a quiet cul-de-sac in the sought-after area of Penylan, within walking distance of shops, schools and transport links. The property offers a lounge, fitted kitchen/diner and wet room, two bedrooms and bathroom. Viewing recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hall**

Stairs rising to first floor, laminate flooring and access to:

#### **Lounge**

13' 1" x 10' 10" ( 3.99m x 3.30m )

Double glazed window to front aspect, radiator and laminate flooring.

#### **Kitchen/Diner**

12' 4" x 10' 6" ( 3.76m x 3.20m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, extractor fan, vinyl flooring, radiator, wall mounted combi boiler, double glazed window to rear aspect and double glazed composite door providing access to rear garden.

#### **Wet Room**

Fitted with a shower area, WC, wash hand basin, tiled flooring, radiator and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

17' 5" x 9' 2" ( 5.31m x 2.79m )

two double glazed windows to front aspect, radiator and built in airing cupboard.

#### **Bedroom Two**

14' 6" x 10' 3" ( 4.42m x 3.12m )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin,

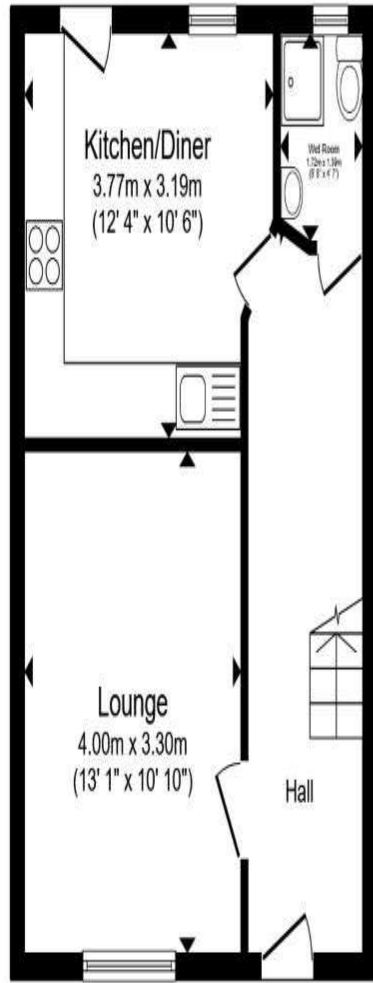
### **Outside**

#### **Rear Garden**

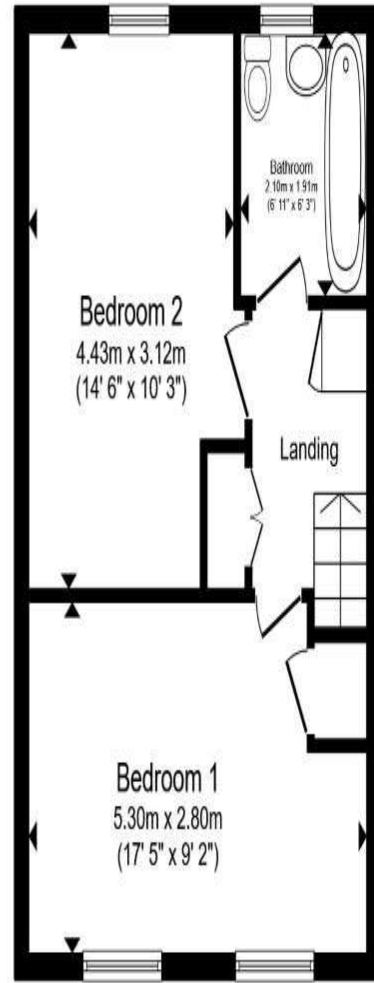
Enclosed with patio area, area laid to lawn with shed to remain.

#### **Maintenance Cost**

The vendor has advised that he pays approx. £350 per annum.



**Ground Floor**



**First Floor**

Total floor area 75.0 m<sup>2</sup> (808 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Ffordd Nowell,**  
**Penylan Cardiff**

- Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Ground Floor Wet Room

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

offers in excess of  
**£260,000**



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Property Ref:  
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