

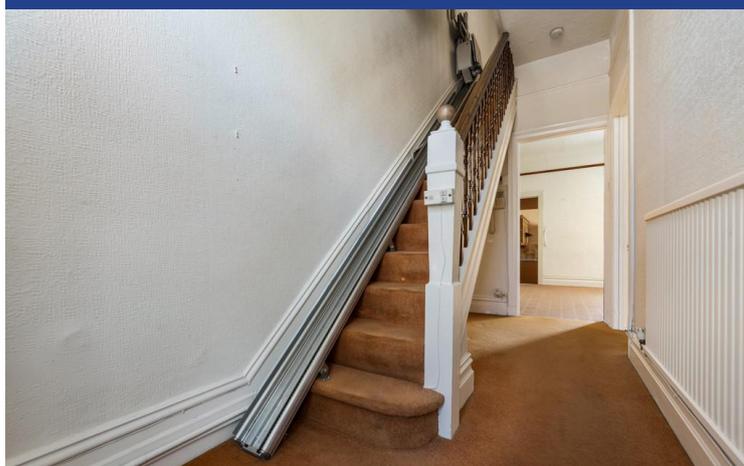
30 Westville Road,
Penylan, Cardiff, CF23 5AG



Estate Agents and
Chartered Surveyors

Asking Price Of

£380,000



Mid Terraced House

3

2

2

2

Property Description

Traditional terrace home in the heart of Penylan a very popular and highly regarded area in Cardiff. The home offers a number of traditional features with Sash windows the front and UPVC double glazed window to the rear. An open hallway with access leading into two separate reception room, kitchen and downstairs bathroom. To the first floor you will find three bedrooms and a shower room.

A gated front courtyard garden can be found to the front with an enclosed paved split level garden to the rear, with rear lane access.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,227 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The home is situated in the sought after area of Penylan know for its Edwardian era period properties situated in spacious tree lined roads. Walking distance to Sainsbury supermarket, newsagents and Waterloo Gardens. Newport road is close by, with a range of retail shops. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

ENTRANCE HALL

Enter into hallway via composite front door. Textured walls and ceilings with a central light pendant and carpeted flooring. UPVC double glaze window to front. Doors leading into lounge and dining room. Staircase leading to first floor.

LOUNGE

15' 10" x 10' 4" (4.84 into baym x 3.16 into alcovem)

Textured walls and smooth ceiling is the central light pendant in carpeted flooring to finish. UPVC double glazed bay sash windows to front.

DINING ROOM

11' 10" x 16' 2" (3.63m x 4.93 into alcovem)

Textured walls and ceiling for central light pendant and carpeted flooring to finish. Feature fireplace fitted to chimney breast. UPVC double glaze window to the rear and door leading to kitchen

KITCHEN

12' 6" x 9' 1" (3.83m x 2.79m)

Fitted with a range of base and eye level units with worktops over. Space of freestanding oven and gas hob with cooker hood over. Space for a washing machine. Insert stainless steel sink unit with two drainers. UPVC double glaze window to side and UPVC double glazed door to rear garden. Door leading into in hallway.

INNER HALLWAY

6' 11" x 2' 5" (2.13 to storage cupboardm x 0.76m)

Complete with a storage cupboard with fitted shelving for storage and a UPVC double glaze window to side ideal space for a freestanding fridge freezer door leading into bathroom.

BATHROOM

Fitted with a traditional three-piece suite comprising of bath, WC and wash hand basin. Tiled walls and flooring with textured ceilings and a central light pendant. UPVC double glazed obscured window to rear.

LANDING

Carpeted staircase leading to first floor with carpeted landing. Textured walls and ceilings with a central light pendant. Access leading to all bedrooms and bathroom.

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BEDROOM ONE

14' 3" x 14' 11" (4.36 from built in wardrobes into alcove x 4.55 into bay m)

Textured walls and ceilings with a central light pendant and carpeted flooring. Built-in fitted double wardrobes and single storage built-in over the stairs. UPVC double glazed sash windows to front and UPVC double glazed bay sash window to front.

BEDROOM TWO

12' 10" x 10' 2" (3.917 maxm x 3.10 to wardrobesm)

Textured walls and ceiling to the central light pendant and carpeted flooring to finish. Built in double wardrobes. UPVC double glaze sash window to rear.

BEDROOM THREE

8' 11" x 11' 8" (2.73 m x 3.58 maxm)

Smooth walls and textured ceilings with a central light pendant and carpeted flooring to finish. Built in fitted wardrobes. Combi boiler wall mounted to wall with exterior flu. UPVC double glazed sash window to the rear.

SHOWER ROOM

Complete with a three-piece bathroom suite a walk in shower tray with shower curtain and fitted electric shower, WC, wash hand basin. Tiled walls with vinyl flooring and a single storage cupboard with shelving ideal for bath towels. UPVC double glazed obscure window to side.

OUTSIDE

Front - Gated courtyard front garden complete with original stone paving leading to front door.

Rear - An enclosed garden can be found to the rear split over two levels comprising of paving with a range of plants trees and shrubbery. Rear garden gate provides access to rear lane

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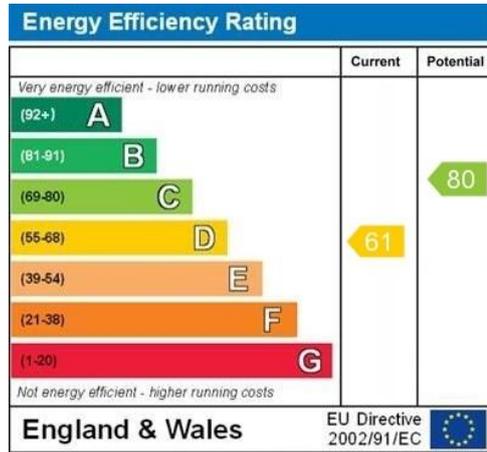
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