

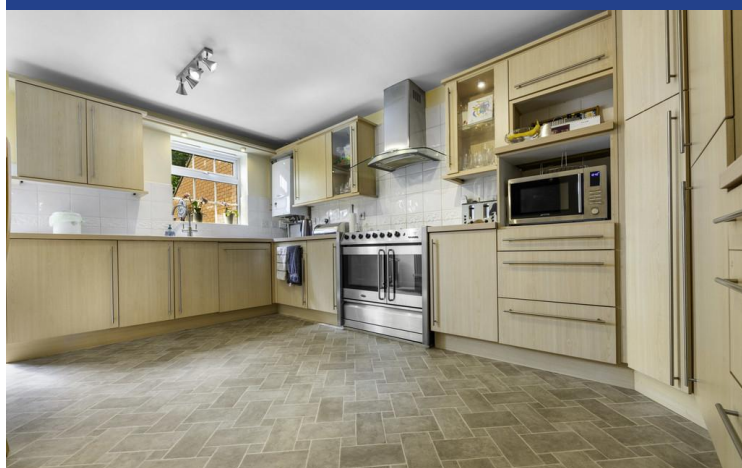
# 45 Doe Close, Penylan, Cardiff, CF23 9HJ



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£375,000**



Town House



# Property Description

Tucked away on a quiet cul de sac this well presented townhouse is a MUST SEE. The property sits itself on a generous plot with a private rear garden, driveway parking for three cars and a detached garage, all within walking distance to a range of retailers in and around Newport Road. Penylan offers a wealth of amenities with Wellfield Road and Albany Roath both within walking distance and several parks and restaurants to be enjoyed. Internally the property accommodation comprises; entrance hall, study, cloakroom and kitchen/dining room to the ground floor. To the first floor you will find the lounge and bedroom three and finally to the second floor is bedroom one, en suite, bedroom two and the family bathroom.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1119 Sq. Ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after area of Penylan close to the retail outlet situated on Colchester avenue including Sainsburys and many shops and retail outlets on Newport road. Well regarded schools of all levels - catchment area for Marlborough Primary school and Cardiff High school. Good transport links to the city centre and A48/M4 motorway.

## ENTRANCE HALL

Enter via the composite door into hall. Smooth walls and ceilings, with two central light pendants and finished with LVT flooring. Doors leading study, cloakroom and kitchen/dining room.

## STUDY

8' 2" x 7' 5" (2.50m x 2.27m)

Smooth walls and ceilings with a central light pendant finished with LVT flooring. Door leading to under stair storage. Upvc double glazed window to front.

## CLOAKROOM

Fitted with a two piece bathroom suite comprising WC and wash hand basin. Half tiled and half smooth walls and ceilings, with a central light pendant and finished with LVT flooring.

## KITCHEN/DINING ROOM

15' 4" x 12' 3" (4.69m x 3.74m)

Fitted with a range of base and eye level units with worktops over. Free standing cooker with double oven, five ring gas hob and cooker hood over. Inset stainless steel bowl sink unit plus drainer. Integrated fridge/freezer, dish washer and washing machine. Tiled splash back with smooth walls and ceilings, two central light pendants, and finished with vinyl flooring. Upvc double glazed window to rear and Upvc double glazed French door leading to rear garden. Space for dining table and chairs. Combi boiler wall mounted to external wall (installed in 2020).

## LANDING ONE

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Door leading to lounge and bedroom three. Single storage cupboard. Staircase leading to second floor.

## LOUNGE

15' 5" x 12' 3" (4.70m x 3.74m)

Smooth walls and ceilings, with a central light pendant, finished with carpeted flooring. Electric fireplace and surround. Two upvc double glazed French doors leading to Juliet balcony.

# 45 Doe Close, Penylan, Cardiff, CF23 9HJ

## BEDROOM THREE

12' 3" x 8' 10" (3.75m x 2.70m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to front x2.

## LANDING TWO

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to bedrooms one and two, and the family bathroom. Loft hatch with pull down ladder provides access to boarded loft storage with mains lighting.

## BEDROOM ONE

12' 1" x 10' 11" (3.70 max m x 3.33 max m)

Built in double wardrobes. Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Door leading to en suite shower room. Upvc double glazed window to rear x2.

## EN SUITE

Fitted with a three piece suite comprising walk in shower enclosure, WC and wash hand basin. Tiled walls with vinyl flooring, finished with smooth ceilings and a central light pendant.

## BEDROOM TWO

12' 3" x 8' 11" (3.74m x 2.74m)

Smooth walls and ceilings with a central light pendant, finished with carpeted flooring. Upvc double glazed window to front x2.

## FAMILY BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled walls with smooth ceilings, a central light pendant and finished with vinyl flooring.

## OUTSIDE

Rear - An enclosed garden can be found to the rear offering two paved patio areas with the remainder laid with artificial grass and a fence surround. Side gate provides access into the drive.

## GARAGE

16' 9" x 8' 5" (5.13m x 2.59m)

Standard up and over garage door with fitted power sockets and lighting.

SECURITY - The property has a professionally installed burglar alarm, which also incorporates the garage, and which can be set to call a phone should the alarm be activated.

45 Doe Close,  
Penylan, Cardiff, CF23 9HJ



45 Doe Close,  
Penylan, Cardiff, CF23 9HJ



# 45 Doe Close, Penylan, Cardiff, CF23 9HJ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.