

# 13 Stallcourt Close, Penylan, Cardiff, CF23 5EB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£195,000**



Mid Terraced House

2

1

2

1

# Property Description

**\*\* NO CHAIN \*\*** A mid link property in need of renovation in the sought after area of Penylan. The property briefly comprises entrance hall, cloakroom, kitchen, lounge, two bedrooms and bathroom. Gardens to front and rear.

Tenure Freehold

Council Tax Band

Floor Area Approx 624 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the popular Penylan area of Cardiff. Wellfield Road is nearby with many shops, bars, restaurants, cafes and much more. Roath Park and Roath Recreation Ground is within walking distance. Well regarded schools of all levels in the area. Good transport links to the city centre and A48/M4 motorway.

## ENTRANCE HALL

Entered via wooden door. Ceramic tiled floor. Cloak hanging cupboard.

## CLOAKROOM

Ceramic tiled floor. Wall mounted storage cupboard. Two piece suite comprising wc and corner wall mounted wash hand basin with tiled splash back.

## KITCHEN

8' 0" incorporating base unit x 6' 7" (2.44m x 2.01m)  
Window to front aspect. Fitted kitchen with base and wall units incorporating stainless steel sink unit with drainer and mixer tap. Recess for gas cooker. Plumbing for washing machine.

## LOUNGE

15' 0" x 12' 7" (4.58m x 3.86m)  
Door to rear garden. Two windows to

rear. Stairs rising to first floor with under stairs storage area.

## FIRST FLOOR

LANDING AREA - Doors to :-

## BEDROOM ONE

12' 7" x 8' 1" (3.85m x 2.47m)  
Two windows to front. Floor boards.

## BEDROOM TWO

12' 7" x 7' 4" maximum (3.86m x 2.25m)  
Two windows to rear. Vinyl flooring. Storage cupboard with hanging.

## BATHROOM

Access to loft space. Storage cupboard housing hot water tank. Three piece suite comprising vanity unit with inset wash hand basin and tiled splash back, bath and wc.

## OUTSIDE

REAR GARDEN - Enclosed rear garden with patio area.

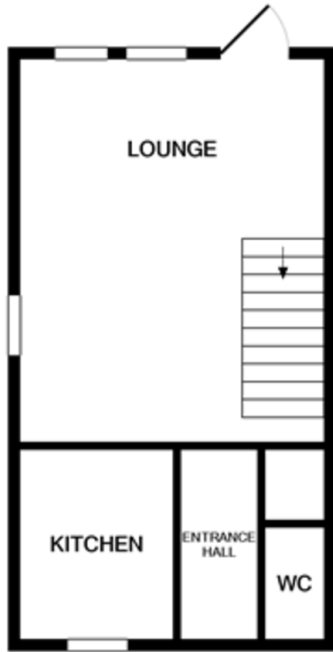
FRONT GARDEN - Block paved pathway. Enclosed with mature hedging. Storage cupboard.



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GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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