



PENHILL ROAD
PONTCANNA
CARDIFF CF11 9PQ

ASKING PRICE OF
£435,000



MID TERRACED HOUSE



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RENOVATED TO AN EXTREMELY HIGH STANDARD MGY are delighted to bring to market this modern two bedroom, mid terrace house located on the much favoured Penhill Road in the heart of Pontcanna. The property is situated within walking distance to Pontcanna Fields and the City Centre and is near a variety of cafes, restaurants, bars and shops. The accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast room, and WC/Utility to the ground floor. Two bedrooms and bathroom to the first floor. The property further benefits from a low maintenance and well-maintained South facing garden, gas central and underfloor heating plus double-glazed windows and doors throughout.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 807 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via composite front door. LVT flooring with underfloor heating. Storage cupboard. Opening into lounge.

LOUNGE

Double glazed sash window to front aspect with fitted blinds. Continuation of LVT flooring underfloor heating. Pendant light fitting and spotlights. Alcoves with inset fireplace. Stairs rising to first floor with ample under stair storage.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with a range of wall, base and drawer units with Quartz worktops over incorporating inset double sink and drainer with mixer tap over and induction hob. Breakfast area with storage beneath and space for stool seating. Integrated double Neff oven and dishwasher. Space for American fridge/freezer. Skylights. Spotlights. LVT flooring with underfloor heating. Double glazed Bifold doors with internal blinds, leading to private rear garden.

UTILITY ROOM/WC

Space and plumbing for washing machine and dryer, with fitted cupboards across one wall. Vanity wash hand basin with mixer tap. WC. LVT flooring with underfloor heating. Spotlights.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with glass balustrades. Doors to two bedrooms and bathroom. Carpeted flooring. Loft hatch.

BEDROOM ONE

Located at the front of the house. Two double glazed sash windows to front aspect. Double bedroom. Fitted wardrobes. Carpeted flooring. Vertical radiator. Pendant light fitting.

BEDROOM TWO

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Vertical radiator. Pendant light fitting.

BATHROOM

Obscure double-glazed window to rear aspect. Walk in shower with mains powered drench shower over and additional handheld attachment. Free standing bath with mixer tap over. Vanity wash hand basin with mixer tap above and storage beneath. WC. Spotlights. Extractor fan. Partly tiled walls. Laminated marine plywood flooring. Heated towel rail.

OUTSIDE

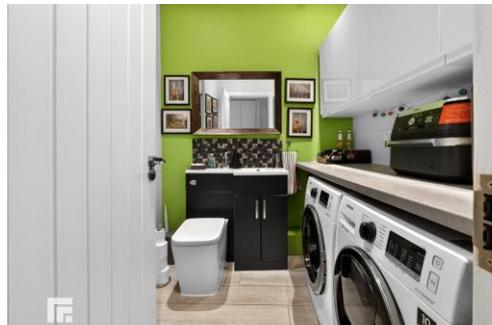
Private South facing rear garden split over two levels. Partly paved with stairs leading to decked areas. Fenced borders. Outside tap.

TENURE

MGY are advised that the property is FREEHOLD.



PENHILL ROAD, PONTCANNA, CARDIFF CF11 9PQ



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