



Pinewood Crescent, Penylan Cardiff CF23 9HF

welcome to

Pinewood Crescent, Penylan Cardiff

A well-presented family home offering a spacious lounge open to the dining room, fitted kitchen and modern bathroom. Three bedrooms to the first floor. Benefits include gas central heating, double glazing, enclosed gardens, ample off-road parking for approx. four cars. Early viewing recommended.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor and doors providing access to:

Bathroom

Fitted with a three piece suite comprising panelled bath, wash hand basin, WC and double glazed obscure window to side aspect.

Lounge Area

Double glazed window to front aspect, radiator, limestone feature fireplace housing gas fire, powerpoints and open plan to:

Dining Area

Double glazed French doors providing access to rear garden and access to:

Kitchen

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, Rangemaster cooker and hood, integrated Bosch washing machine, powerpoints and double glazed window to side aspect and double glazed composite door providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

Double glazed window to front aspect, radiator and powerpoints.

Bedroom Two

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Three

Double glazed window to rear aspect, radiator and powerpoints.

Outside

Front

Open plan lawned area with driveway providing off street parking.

Rear Garden

Enclosed with block paved patio area with steps leading up to a raised lawn area, composite decking area with plastic Keter shed to remain.

Garage

19' 9" x 15' 2" (6.02m x 4.62m)

With up and over door.

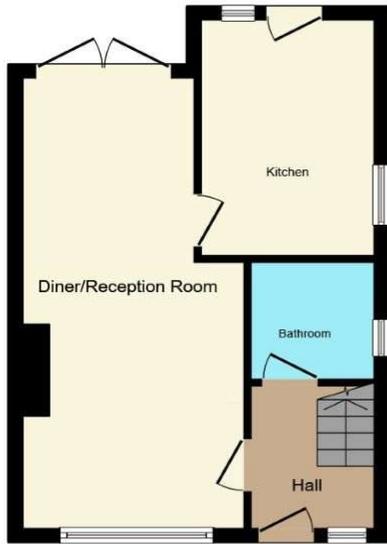
Additional Information

The vendor has advised us of the below:

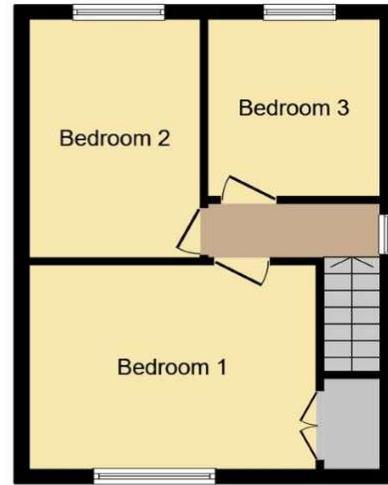
Condensing Boiler - Approx. under two years old with approx. 8 year warranty remaining and up to date service.

In October 2025 the vendor has advised the below has been done:

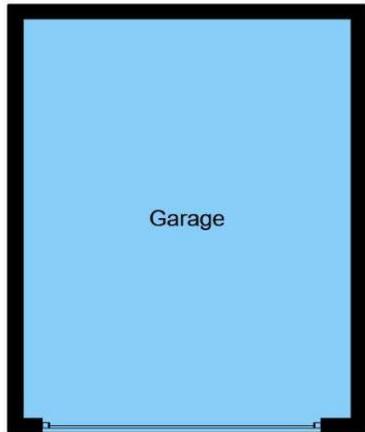
Steel Lintels replaced for the three side aspect windows - In October 2025
Front and Rear Steel Cantilever Supports Renewed
Rendered
Plastic Fascia Boards
Newly Fitted Carport Roof Sheets



Ground Floor



First Floor



Garage

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Pinewood Crescent,
Penylan Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Fitted Kitchen
- Front and Rear Gardens

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

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA114611



Property Ref:
ROA114611 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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