

## Pennsylvania

Llanedeyrn, Cardiff CF23 9LS

- Three bedrooms
- 15ft living room
- Large kitchen/diner
- Front & rear gardens
- Ground floor W/C
- Modern family bathroom
- Popular location
- EPC - C

Guide price £140,000

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An extremely well presented and lovingly cared for three bedroom family home located in a popular area of Llanedeyrn close to local amenities and benefitting from excellent access links to and from the City Centre as well as good transport links to the M4.

Offering well laid out family accommodation throughout briefly comprising of 16ft + kitchen / diner, 15ft + living room and W/C to the ground floor. To the first floor are two double bedrooms plus a very well proportioned third bedroom and three piece modern family bathroom. Externally the property boasts both an enclosed front and rear garden.

Viewings are highly recommended to fully appreciate the properties size and presentation and can be arranged by contacting our Heath office on 02920 620202.

### Entrance

Entered via a PVCu obscured double glazed panelled door with PVCu double glazed window to front aspect, into ;

### Kitchen / Diner 16'10 x 10'10 (5.13m x 3.30m)

Open plan dining area with ample space for table and chairs, tiled flooring which continues into kitchen. Radiator. Open through to: Fitted kitchen with matching high and low level cupboards, stainless steel sink and drainer, space and plumbing for under counter washing machine and dryer, space and plumbing for double fridge and freezer. Four ring gas hob with electric oven below and extractor fan. High level PVCu double glazed window to the rear, tiled floor. Archway through to:

### Living Room 15'10 x 10'06 (4.83m x 3.20m)

Large family living area with wood effect flooring, PVCu double glazed patio doors to the front aspect with open views and opening onto enclosed front garden, Radiator.

### Ground Floor Hallway 11'02 x 10'05 (3.40m x 3.18m)

Laid to tiled flooring, high level double window to the rear, under stairs storage area and cupboard. Radiator, carpeted stairs leading to the first floor landing.

### W/C

Two piece suite comprising off low level W/C, wall hung wash hand basin, half tiled splash backs, tiled flooring. High level PVCu double glazed obscured window to the rear.



### Landing

PVCu top Panel obscured double glazed door to side giving access to the rear garden, continuation of carpeted stairs leading to first floor rooms.

### First Floor

#### Landing

Laid to fitted carpet, Double glazed window to the rear, loft access point, large storage cupboard with hanging rail and shelving plus large airing cupboard housing combination boiler.

### **Bedroom One** 11'02 x 10'05 (3.40m x 3.18m)

Master bedroom laid to fitted carpet, PVCu double glazed window to the front aspect with open views, radiator.

### **Bedroom Two** 10'08 x 10'02 (3.25m x 3.10m)

Double bedroom, laid to fitted carpet, Double glazed window to the front aspect with open views, radiator.

### **Bedroom Three** 10'08 x 6'08 max (3.25m x 2.03m max)

Laid to fitted carpet, PVCu double glazed window to the front aspect with open views, radiator.

### **Bathroom**

Three piece suit comprising off, P shaped panel bath with corner mixer tap and wall mounted shower, glazed shower screen, low level W/C, fully tiled walls and floors, heated towel rail.

### **Outside**

#### **Front**

Generous enclosed front garden with low level wooden fencing surround, garden comprising of lawned area with path leading to the front door.

#### **Rear**

Enclosed tiered rear garden with patio area directly adjacent to the rear of the property, stepped up to laid to lawn area with gravelled planted borders, brick built storage shed. Gate leading to parking area to rear.

### **Tenure**

We are advised by the Vendor that the property is Freehold.





