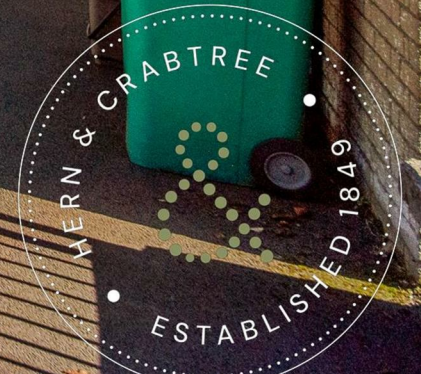


Pennard Place

MYNACHDY, CARDIFF, CF14 3HJ

GUIDE PRICE £260,000

Hern &
Crabtree



Pennard Place

No chain. Located on a quiet cul-de-sac in the popular area of Mynachdy, this larger style three-bedroom semi-detached home has been well cared for and offers an excellent opportunity for first-time buyers or families. While the property well maintained, it remains a blank canvas for the next owner to add their own style.

The spacious and well balanced accommodation includes an entrance hall, a separate dining room, a bright and generous lounge, a fitted kitchen and a convenient ground floor W.C. Upstairs, there are three good-sized bedrooms, a family bathroom, and a separate W.C. for added practicality. Additional benefits include a fantastic-sized, well-maintained rear garden that's perfect for children or entertaining; off-street parking to the front of the property.

Pennard Place is conveniently located close to local shops and amenities at Western Avenue and excellent transport links to and from Cardiff City Centre. It is also within close proximity to the University Hospital of Wales, making it a practical choice for healthcare professionals.

This is a great opportunity to secure a spacious home in a well-connected location with no onward chain.



1069.00 sq ft

Entrance

Entered via a composite front door, coved ceiling, stairs to the first floor with understairs cupboard, radiator, cupboard with shelving, wood laminate flooring.

Living Room

Double glazed window to the front, coved ceiling, radiator, fireplace, wood laminate flooring.

Dining Room

Double glazed window to the front, coved ceiling, radiator, wood laminate flooring.

Kitchen

Double glazed window to the rear, wall and base units, stainless steel sink and drainer, space for gas cooker, radiator, tiled floor.

Rear Lobby

Door out to the garden and door to cloakroom.

Cloakroom

Double glazed window to the rear, w.c and wash hand basin, laminate flooring.

First Floor Landing

Stairs from the hallway, double glazed window to the rear, coved ceiling, access to loft space.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobe housing the combination boiler.

Bedroom Two

Double glazed window to the front, coved ceiling, radiator, wooden flooring.

Bedroom Three

Double glazed window to the rear, coved ceiling, radiator.

Bathroom

Double obscure glazed window to the side, a walk in corner shower and wash hand basin, radiator.

Separate W.C

Double obscure glazed window to the rear, w.c, wood laminate flooring.

Outside

Brick walls to two sides and hedge on one, paved path to end of garden, cold water tap, gate to the side.

Front

Driveway for two vehicles, gravel area, bin storage.

Tenure and Additional Information

We have been advised by the seller that the property is freehold. Epc - C. Council Tax - D

Disclaimer

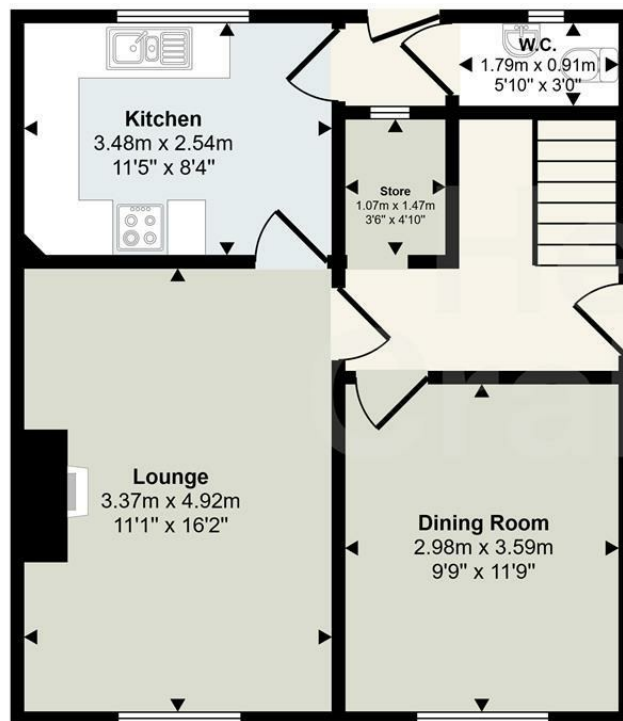
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

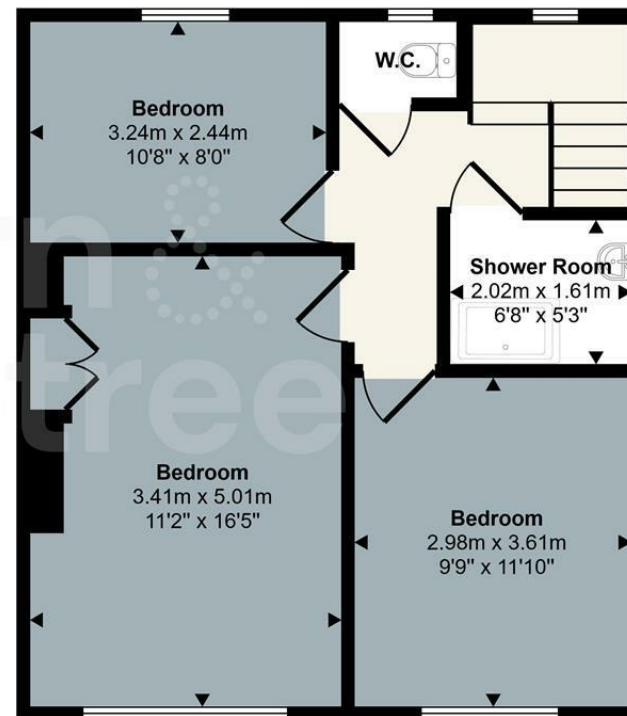




Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft



First Floor
Approx 50 sq m / 534 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.

