

Penmaen Walk

MICHAELSTON, CARDIFF, CF5 4TQ

GUIDE PRICE £240,000

**Hern &
Crabtree**



Penmaen Walk

No chain. A three bedroom semi-detached house perfectly positioned towards the end of Penmaen Walk, enjoying a lovely leafy outlook. Having been a well-loved home for many years, the property now requires modernisation throughout, making it an ideal blank canvas for anyone wishing to put their own stamp on a home.

The property offers a well-balanced layout with generously sized rooms and large windows that allow plenty of natural light, giving the house a bright and spacious feel. On the ground floor, the accommodation comprises an entrance hall, a cloakroom, a lounge, a dining room, and a fitted kitchen.

Upstairs, there are three good-sized bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden and a single garage with access from the rear. To the front, there is a further enclosed garden, along with an area that offers first-come, first-served parking.

Penmaen Walk is located close to Culverhouse Cross which offers excellent M4 and A4050 links to the city centre along with good public transport routes on hand. There is a large retail park nearby including Tesco Extra, B&Q and Marks & Spencer. Internal viewings are an absolute must!



1024.00 sq ft

Entrance

Entered via composite door into the the hallway.

Hallway

Stairs to the first floor. Radiator. Parquet flooring.

Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin.

Lounge

Double glazed window to the front. Radiator. Electric fire.

Dining Room

Double glazed patio doors to the rear and windows to the rear. Radiator.

Kitchen

Double glazed window to the rear. Kitchen is fitted with wall and base unit and worktops over. Stainless steel sink and drainer. Pantry. Part tiled walls. Lamainte flooring. Space for futher appliances.

FIRST FLOOR

Dog leg stair case from the entrance hall.

Landing

Obscure double glazed window to the side. Loft access hatch. Wooden bannister.

Bedroom One

Double glazed window to the front. Radiator. Built in cupaboard housing boiler.

Bedroom Two

Double glazed window to the rear. Radiator. Built in cupboard.

Bedroom Three

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath, shower, w/c and wash hand basin. Part tiled walls. Laminate flooring. Radiator.

OUTSIDE

Front

Lawn area.

Rear Garden

Enclosed rear garden with wooden fencing and lawn area. Cold water tap. Gate to the rear.

Garage

Single garage with up and over door.

Tenure/Additional Information

The property will be sold as freehold upon completion.

Disclaimer

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Ground Floor
Approx 48 sq m / 521 sq ft

First Floor
Approx 47 sq m / 503 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.

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



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