



£225,000 Freehold

Pennsylvania | Cardiff | CF23 9LQ

Hern & Crabtree

Welcome to this charming end terrace house located in the popular area of Llanedeyrn, Cardiff. Close to local amenities and benefiting from excellent access links to and from the City Centre as well as good transport links to the M4 this is a great location

This property boasts an entrance porch, open plan reception room, perfect for relaxing with family and friends, an inner hallway, cloakroom, kitchen and conservatory to the ground floor. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The house features a well-maintained bathroom and an additional WC on the ground floor, ensuring convenience.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.



### Entrance Porch

Entered via a PVC double glazed door into porch with glazed wood door to an open plan lounge diner. Window.

### Lounge Diner 19'0 max x 13'5 max

Double glazed window to the front, two radiators.

### Internal Hallway

Storage cupboard, stairs to the first floor. Double glazed PVC door to the rear leading through to the conservatory.

### Cloakroom

WC, wash basin, part tiled walls and floor, double obscure glazed window to the side.

### Kitchen 10'7 max x 8'7 max

Double glazed window to the conservatory. Wall and base units with work tops over, 1.5 bowl sink and drainer space for a gas range cooker, cooker hood fitted over. Plumbing for washing machine. Integrated fridge freezer. Plinth lighting.

### Conservatory 13'2 x 5'9

PVC roof, french doors to the rear garden. Double glazed windows, built-in storage cupboards.

### First Floor

Loft access hatch, doors to:

### Bedroom One 10'0 max x 13'7 max

Double glazed window to the front. Laminate floor, radiator.

### Bedroom Two 8'8 max x 13'6 max

Double glazed window to the front, radiator, recess for wardrobe.

### Bedroom Three 10'9 x 8'8

Double glazed window to the rear aspect. Radiator. L-shaped room.

### Bathroom 9'10 x 4'6

Double obscure glazed window, bath, WC, wash basin, radiator.

### External

#### Front Garden

Slate chippings, fencing and pergola.

#### Rear Garden

Split level rear garden with raised

decked sitting area, fencing, path leading down to gate to the rear. Storage shed.

### Additional Information

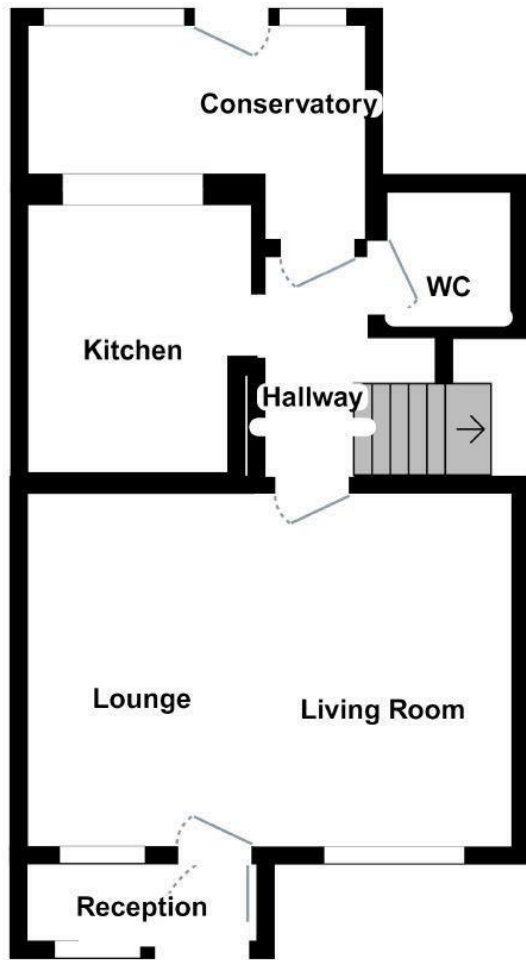
We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax Band -

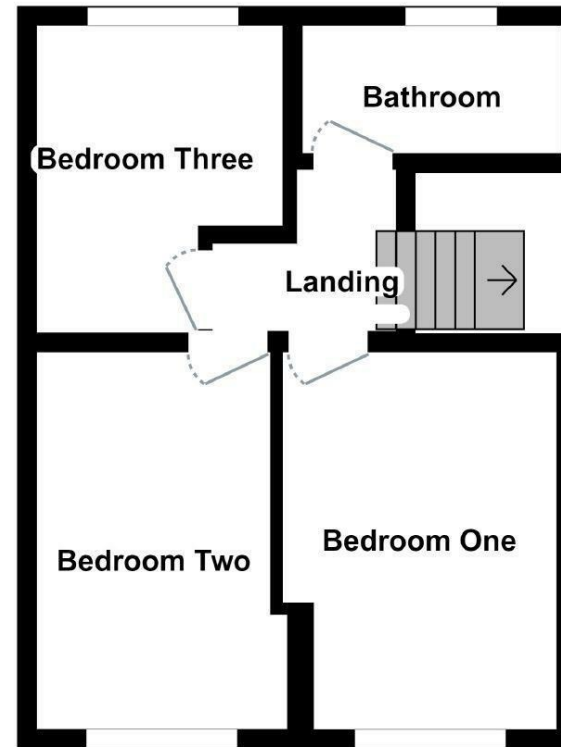






For illustration purposes only. Not to scale.

## Ground Floor

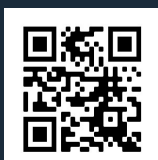
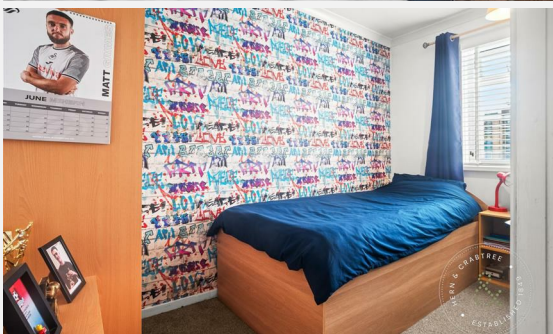
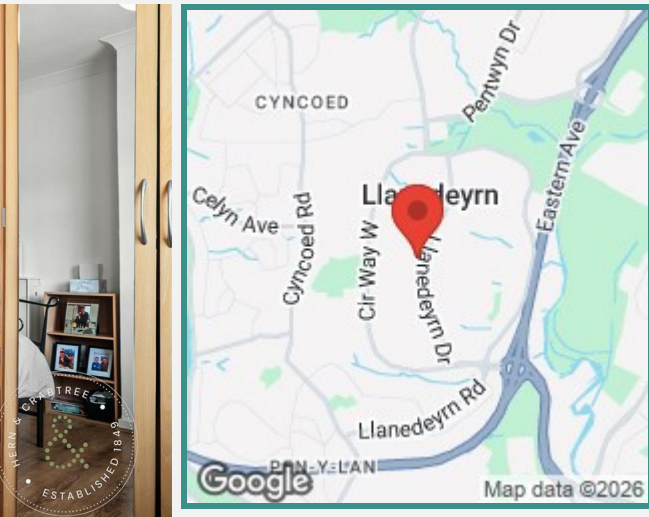


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## First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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