

# Carisbrooke Way

CARDIFF, CF23 9HX

**GUIDE PRICE £360,000**

**Hern &  
Crabtree**





# Carisbrooke Way

**\*Under Offer\***

Located in the highly sought-after area of Penylan, this delightful three-bedroom semi-detached home offers a perfect blend of convenience and comfort. Situated close to local amenities, public transport links, and with easy access to the A48 and M4, this property is in an ideal location for families and commuters alike.

On the ground floor, you'll find two spacious reception rooms, offering plenty of room for family gatherings or relaxation. The kitchen is well-appointed and ideal for everyday use. Upstairs, there are three bedrooms and a family bathroom, providing ample space for a growing family.

The property also benefits from an enclosed rear garden, offering a private space to enjoy the outdoors. Additionally, there is a driveway to the side of the property, providing convenient off-road parking.

- Three-bedroom family home in Penylan
- Close to local amenities, public transport, A48, and M4
- Driveway to the side for off-road parking
- EPC - D
- Semi-detached
- Two reception rooms
- Enclosed rear garden
- Council Tax Band - E



**906.00 sq ft**

#### Entrance Hall

Entered via a composite door with obscure glazed panel into the hallway. Two obscure glazed panels to the front, stairs to the first floor, under stair alcove. Tiled flooring.

#### Living Room

17'8 x 9'10

Double glazed patio doors to the rear, coved ceiling, radiator, fireplace. Steps to dining room.

#### Dining Room

8'1 x 13'11

Double glazed windows to the front and side, radiator, coved ceiling.

#### Kitchen

11'3 x 7'8

Double glazed windows to the side, door to the rear with obscure glazed panel. Double glazed window to the rear. Fitted with wall and base units with laminate work tops over, stainless steel double sink and drainer. Space for five ring range cooker. Combination boiler. Tiled walls. Laminate tiled flooring. Space and plumbing for washing machine and dryer.

#### First Floor

Stairs rise up from the entrance hall.

#### Landing

Loft access hatch, storage cupboard. Doors to:

#### Bedroom One

14'3 x 9'8 max

Double glazed windows to the rear, radiator, wood laminate flooring.

#### Bedroom Two

14'3 x 8'2

Double glazed windows to the rear, radiator, wood laminate flooring.

#### Bedroom Three

12'3 x 7'9 max

Two double glazed windows to the front, radiator, wood laminate flooring.

#### Bathroom

11'1 x 5'7

Double obscure glazed window to the front. WC, wash hand basin, bath with integrated shower, tiled walls, tiled floor. Radiator.

#### External

#### Front

Tiered, paved front garden, driveway to the side of the property.

#### Rear Garden

Enclosed rear garden with timber fencing, paved patio area, storage shed. Artificial lawn area. Graveled area to the side. Wood chip area to the rear.

#### Additional Information

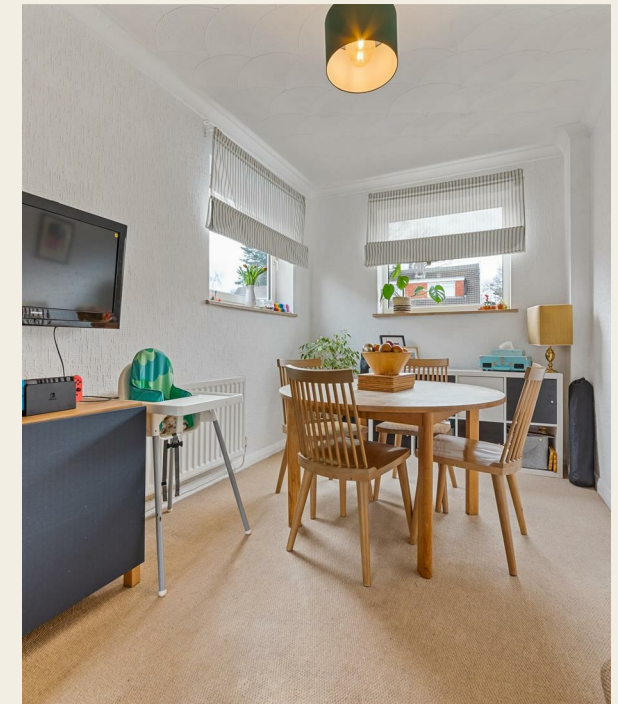
We have been advised by the vendor that the property is Freehold.

EPC -

Council Tax Band -

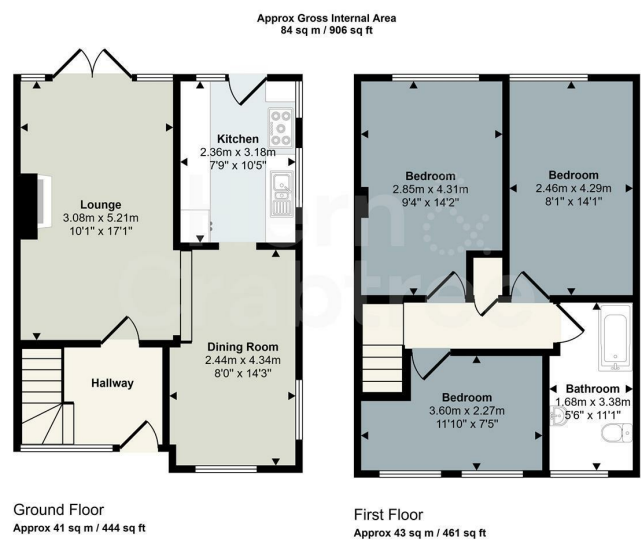
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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