





Cefn Penuel,Pentyrch Cardiff CF15 9TB

allen & harris

welcome to

Cefn Penuel, Pentyrch Cardiff

Spacious semi-detached home in the heart of the village Pentyrch. With two reception rooms this home is an excellent choice for families, first time buyers and professionals lookiing for extra living space.













Front
Lawned front garden with hedgerow to one side, driveway with parking for multiple vehicles. Cobble style paved pathway to front.

Entrance Porch
Lounge/Diner
21' 9" x 10' 10" (6.63m x 3.30m)
Double glazed window to front and patio doors to the rear garden, laminate flooring, doors to play room and kitchen. Panelled radiators. Power points.

Play/Family Room
16' 2" x 7' 5" (4.93m x 2.26m)
Double glazed window to the front, laminate flooring, panelled radiator, power points.

Kitchen
10' x 7' 10" (3.05m x 2.39m)
A range of wall and base units and worktops to three sides, inset one and a half bowl stainless steel sink with side drainer, plumbing for washing machine, space for freestanding cooker, under stairs storage cupboard and double glazed window to rear.

Hallway
Stairs rising to the first floor.

Landing
Bedroom One
11' 11" x 10' 7" (3.63m x 3.23m)
Double glazed window to the front. Panelled radiator. Power points.

Bedroom Two
11' 5" x 10' 7" (3.48m x 3.23m)
Double glazed window to the rear. Open wardrobe with hanging rail and shelving. Panelled radiator. Power points.

Bedroom Three
8' 2" x 6' 11" (2.49m x 2.11m)
Double glazed window to the front. Panelled raiaitor. Power points.

Family Bathroom
8' 1" x 6' 11" (2.46m x 2.11m)
Comprising low level wc, wash hand basin, panelled bath with shower mixer tap, swivel shower screen, tiled flooring, wall tiling to splash back areas, obscure glass window to rear, panelled radiator and airing cupboard with shelving housing the combi gas central heating boiler.

Rear Garden
A generous rear garden comprising of paved patio seating area, lawn all enclosed by timber fencing, timber gate to side leading to front, outside light and outside tap.

Agent Note
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

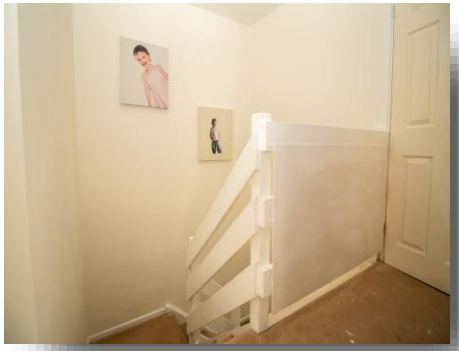
Cefn Penuel, Pentyrch Cardiff

- Semi detached
- Garage conversion
- Driveway parking
- Sought after location
- Cul de sac position

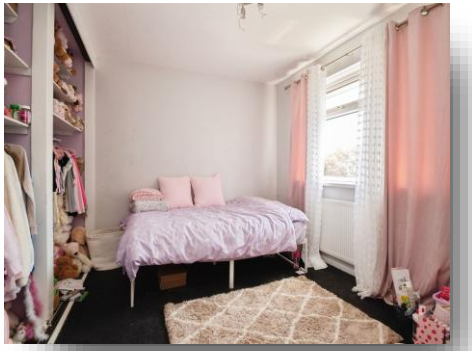
Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£285,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109820

The Property Ombudsman

Property Ref:
WTC109820 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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