



## Pennsylvania

Llanedeyrn, Cardiff, CF23 9LT

NEXA Cardiff are proud to present to market, this fabulous 3 Bed, Terraced House in the ever popular Llanedeyrn. The property comprises of 3 Double Bedrooms, Family Bathroom, 2 Reception Rooms, modern Kitchen, downstairs Cloakroom, plenty of Storage Cupboards, Garage, Front and Rear Gardens and off road parking to the rear. Nearby is a school and would make a perfect family home. This property is worth a look and an early viewing is highly advised. For more information please contact Simon at NEXA Cardiff on 02920 130000.

**Offers In The Region Of £189,950**

# Pennsylvania

Llanedeyrn, Cardiff, CF23 9LT



- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- GREAT LOCATION
- EARLY VIEWING ADVISED
- 2 RECEPTION ROOMS
- GARAGE
- NEAR AMENITIES
- DOWNSTAIRS CLOAKROOM
- PLENTY OF STORAGE
- CLOSE TO M4 LINKS

## Entrance

The property can be entered through either the front or back doors, to the front is a communal grassed area and a path leading to the front gate. There is a front patio and path leading to the front door. To the rear, there is also a gated Entrance next to the Garage with an enclosed patio leading to the rear door.

## Hallway

Doors leading to Living Room, Kitchen, WC and Storage Cupboards, stairs leading to first floor and fitted carpet.

## Living Room

13'4" x 9'10" (4.08 x 3.02)

Door leading to Dining Room, window to front aspect and fitted carpet.

## Dining Room

13'4" x 8'7" (4.08 x 2.62)

Opening to Kitchen, Front door and window to front aspect and fitted carpet.

## Kitchen

10'10" x 8'7" (3.32 x 2.62)

Modern wall and base units with working surface over, stainless steel sink and drainer, space for fridge/freezer, washing machine, dishwasher, cooker and tumble dryer, extractor fan above cooker, storage cupboard, door leading to Hallway and vinyl floor.

## WC

Wc and wash basin, vanity cupboard, obscured window to rear aspect and fitted carpet.

## Landing

Doors leading to all Bedrooms and Bathroom, loft hatch and fitted carpet.

## Bedroom 1

13'7" x 9'11" max (4.16 x 3.03 max)

Window to front aspect and fitted carpet.

## Bedroom 2

13'7" x 8'7" max (4.16 x 2.62 max)

Window to front aspect and fitted carpet.

## Bedroom 3

10'8" x 8'9" max (3.27 x 2.67 max)

Window to rear aspect and fitted carpet.

## Bathroom

WC, wash basin and walk-in shower, obscured window to rear aspect, extractor fan, Airing Cupboard with Gas Boiler and waterproof flooring.

## Garage

Door and window to side aspect and roller shutter door. Also attached to rear of Garage are 2 Storage sheds.



## Directions



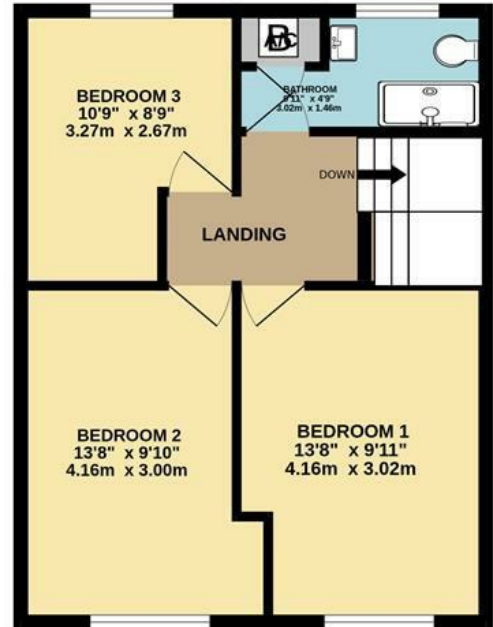


# Floor Plan

GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Lambourne House Lambourne Crescent, Cardiff, CF14 5GL  
Tel: 02920 130 000 Email: hello@nexacardiff.com https://www.nexapropties.com/

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	