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CARDIFF

VALE

CAERPHILLY

BRISTOL



Pen-Y-Lan Terrace
PENYLAN



A house packed full of features, character and potential. Planning approved for extending, which would make this an ultimate

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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"We have loved this home and spent a lot of time and effort renovating, to bring the property back to life"

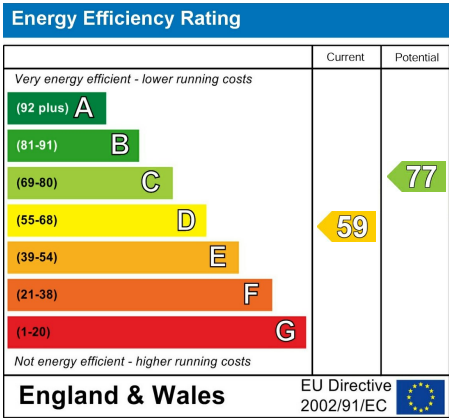
Comments by the Homeowner



Total Area: 1371 ft² ... 127.4 m²
All measurements are approximate and for display purposes only



WC & storage shed	Bathroom
Hall	Garage
Landing	Tenure
Bedroom 2 12'0" x 13'9" (3.66m x 4.20m)	Freehold, but this is to be verified by your solicitor
Bedroom 3 8'7" x 8'9" (2.62m x 2.67m)	Council tax
Kitchen 8'10" x 11'1" (2.71m x 3.40m)	Band - F
Lounge 13'3" x 13'7" (4.05m x 4.16m)	School Catchment
Dining Room 11'5" x 13'11" (3.48m x 4.26m)	Marlborough Primary School Cardiff High School
Garden	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Bedroom 1 11'8" x 13'7" (3.58m x 4.16m)	* Subject to availability *
Pantry	Additional info
Conservatory 17'2" x 7'4" (5.24m x 2.26m)	We have been informed by the sellers that the following work has been done -



Pen-Y-Lan Terrace

Penylan, Cardiff, CF23 9EU

Offers Over

£475,000



3 Bedroom(s)



1 Bathroom(s)



1371.00 sq ft



Contact our
Penylan Branch
02920 499680

* OFFERS OVER £475,000 *

We are delighted to offer this stunning end of terrace property, showcasing character features and modern comfort. Boasting a lovely period entrance, three bedrooms, four piece bathroom, spacious lounge with wood burner, stunning dining room with with panelled walls, and feature wallpaper, conservatory, WC & kitchen with newly fitted units & pantry. Outside there is a sunny rear garden, garage with lane access. Packed full of original features, with professionally sanded floors, complimented by a characterful interior, decorated in heritage colours. The property further offers approved planning for a single storey rear extension including raised platform/steps to rear, rear dormer and roof lights to the front elevation.



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