



JeffreyRoss

Doe Close, Penylan, Cardiff, CF23 9HJ

Guide Price £290,000 Freehold





## In Brief

A fantastic contemporary townhouse finished to high standard throughout. This beautifully presented home has been renovated by the current owner, and now offers practical modern living with a cosy feel. The accommodation is spread over three floors and offers three great size bedrooms, with master en-suite, family bathroom, good size separate lounge, entrance hall, WC, and superb OPEN PLAN LIVING KITCHEN DINER with bi folding doors to the landscaped rear garden. Boasting a stunning, recently fitted, bathroom and en-suite shower room, as well as the sleek designer kitchen with integral appliances, this house is ready to move straight into. Further benefiting from a garage and no onward chain.











## Hall

Enter via double glazed door, wood effect flooring, storage space under stairs, stairs to first floor.

## Kitchen Living Area 11'7" x 25'11" (3.55m x 7.92m)

Fantastic open plan area, wood effect laminate flooring throughout, uPVC double glazed window to front, two radiators, space for seating, space for dining, inset spotlights, built in cupboard housing water tank.

## Kitchen

Contemporary German Schuller kitchen, comprising white matte handleless units, matching worktops, inset 8 ring range cooker, fitted Elica glass extractor hood, integral fridge freezer, larder unit, housing boiler, integral dishwasher, integral washing machine, integrated bin, breakfast bar, aluminium double glazed bi folding doors to garden.

## WC

Low level wc, wash hand basin, mixer tap, laminate floor, extractor fan.

## Landing

Fitted carpet, uPVC double glazed window to front.

## Bedroom Three 8'9" x 11'7" (2.69m x 3.54m)

Carpeted floor, uPVC double glazed window to front, built in triple wardrobe, radiator.

## Lounge 14'10" x 13'5" (4.53m x 4.09m)

Two uPVC double glazed windows to rear, gas fire and fireplace, two radiators.

## Second Floor Landing

Carpeted floor, loft access to fully insulated loft space.

## Bedroom Two 11'7" x 9'1" (3.55m x 2.79m)

Carpeted floor, uPVC double glazed window to front, two built in cupboards / wardrobes, radiator.

## Bedroom One 12'7" x 11'0" (3.85m x 3.36m)

Laminate floor, two uPVC double glazed windows, built in triple wardrobe, two radiators, door to en-suite;

## En-Suite

Modern fitted en-suite shower room comprising walk in shower cubical, fitted shower, wall hung wash hand basin vanity unit, low level WC, mixer tap, tiled floor, shaving point, heated towel rail, extractor fan.

## Bathroom

Modern fitted bathroom comprising Low level wc, sink vanity unit, panel bath, fitted shower over, glass shower screen, full tiled floor, heated towel rail, extractor fan.

## Garden

Fully enclosed level garden, good size lawn, raised beds, rear gate to passage way to front, decked area straight off the kitchen bi fold doors.

## Garage

Single garage under Coach house, accessed via up and over door.

## Tenure

Freehold, but this is to be confirmed by your solicitor

## School catchment

Marlborough Primary School (year 2019-20)

Marlborough Primary School (year 2018-19)

Cardiff High School (year 2019-20)

Cardiff High School (year 2018-19)

Ysgol Y Berllan Deg (year 2018-19)

Ysgol Y Berllan Deg (year 2019-20)

Ysgol Gyfun Gymraeg Bro Edern (year 2018-19)

Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)

## Council Tax

Band F

## Additional Information

Additional info

We have been informed by the owner that the following works were carried out;

Kitchen fitted in 2017

Bathrooms fitted 2017

Garden completed 2018

Boiler and Heating Service Annually

## What we say? ...

Superbly finished modern townhouse.  
Immaculate throughout!

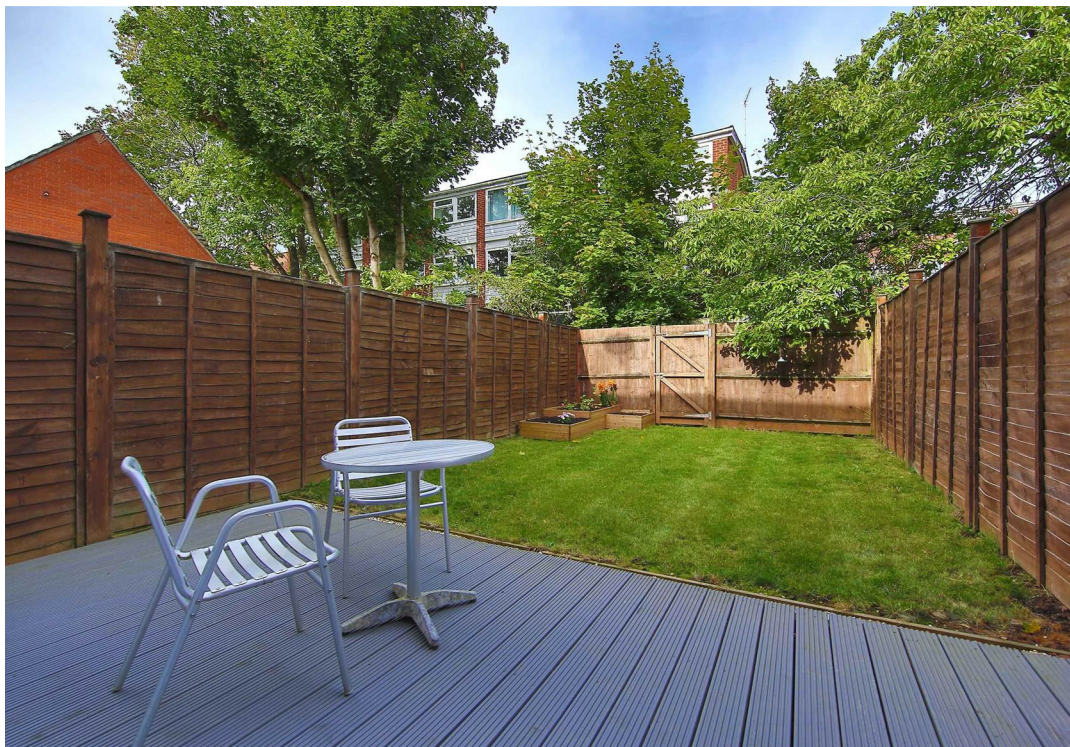
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## Key Features

- Open Plan Living Area
- Garage
- Three Bedrooms
- En Suite
- Bi Folding Doors
- No Chain

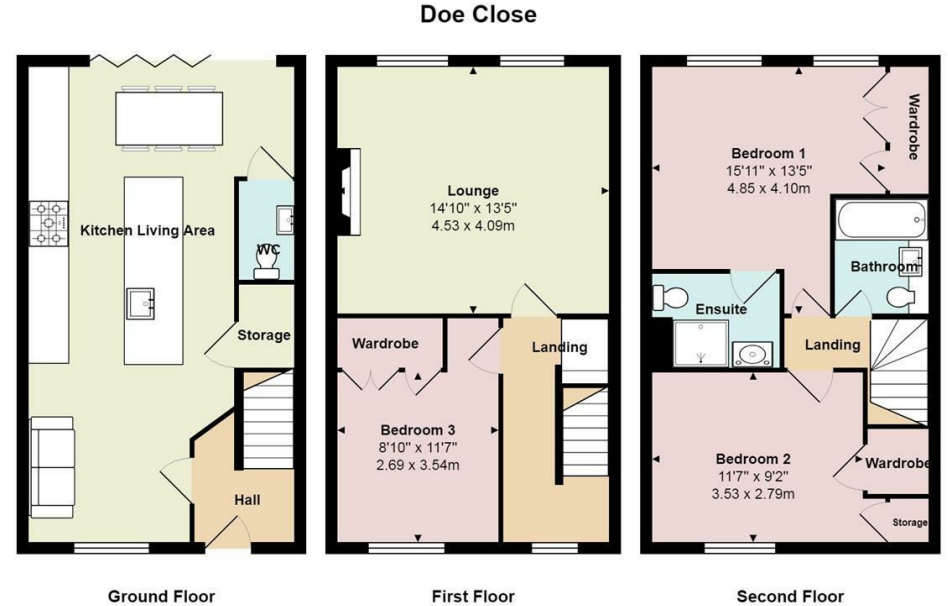
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 1151 ft<sup>2</sup> ... 107.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

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223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP  
T: 02920 499680 (Option 1)

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB  
T: 02920 499680 (Option 2)

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU  
T: 02920 499680 (Option 3)

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX  
T: 02920 499680 (Option 4)

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