

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

CENNIN PEDR
PENCOEDTRE VILLAGE





ENTRANCE HALL

CLOAKROOM

Vanity wash hand basin and close coupled wc, window to front, loft space.

STUDY

2.95 x 2.62 max (9'8" x 8'7" max)
Window to front.

UTILITY ROOM

2.46 x 1.98 (8'1" x 6'6")
Plumbed for washing machine with space for other white goods, wall cupboards.

LOUNGE

4.09 x 3.99 max (13'5" x 13'1" max)
Spacious main living room, window to front, stairs rise to the first floor with under stairs cupboard, TV point, telephone point.

DINING ROOM

2.77 x 2.34 (9'1" x 7'8")
French doors lead into the conservatory.

CONSERVATORY

3.30 x 3.20 (10'10" x 10'6")
Spacious room overlooking the garden, fully retractable French doors allow access, tiled thermal roof and 4 windows.

KITCHEN

3.56 x 2.77 (11'8" x 9'1")
Fitted range of wall and base units round edge worktop and one and half bowl stainless steel sink & drainer with mixer tap, space for fridge, plumbed for dishwasher, built in oven, hob & hood, window to rear plus side door, concealed boiler.

FIRST FLOOR LANDING

Window to side, airing cupboard with hot water tank plus second cupboard, access to the loft.

BEDROOM 1

3.86 max x 2.84 (12'8" max x 9'4")
Master double bedroom, window to rear, TV point, telephone point.

EN SUITE SHOWER ROOM

Fitted shower enclosure, vanity wash basin and close coupled wc, window to side, extractor fan, twin shaver point.

BEDROOM 2

3.02 max x 2.67 (9'11" max x 8'9")
Double bedroom, 2 triple wardrobes built in, window to front.

BEDROOM 3

2.77 max x 2.24 (9'1" max x 7'4")
Window to front.

BATHROOM

Stylishly appointed with large glass enclosure and shower, pedestal wash hand basin and close coupled wc, tiled surround and floor, window to rear, heated chrome towel rail, twin shaver point, extractor fan.

GARDEN

Open frontage - brick paved allowing twin off road parking, Indian sand stone path to the front door. Enclosed and landscaped rear generous garden - fenced, Indian sand stone with 2 artificial small lawns, outside tap, garden shed.





CENNIN PEDR

PENCOEDTRE VILLAGE, CF63 1DF -
£325,000



3 Bedroom(s)



2 Bathroom(s)



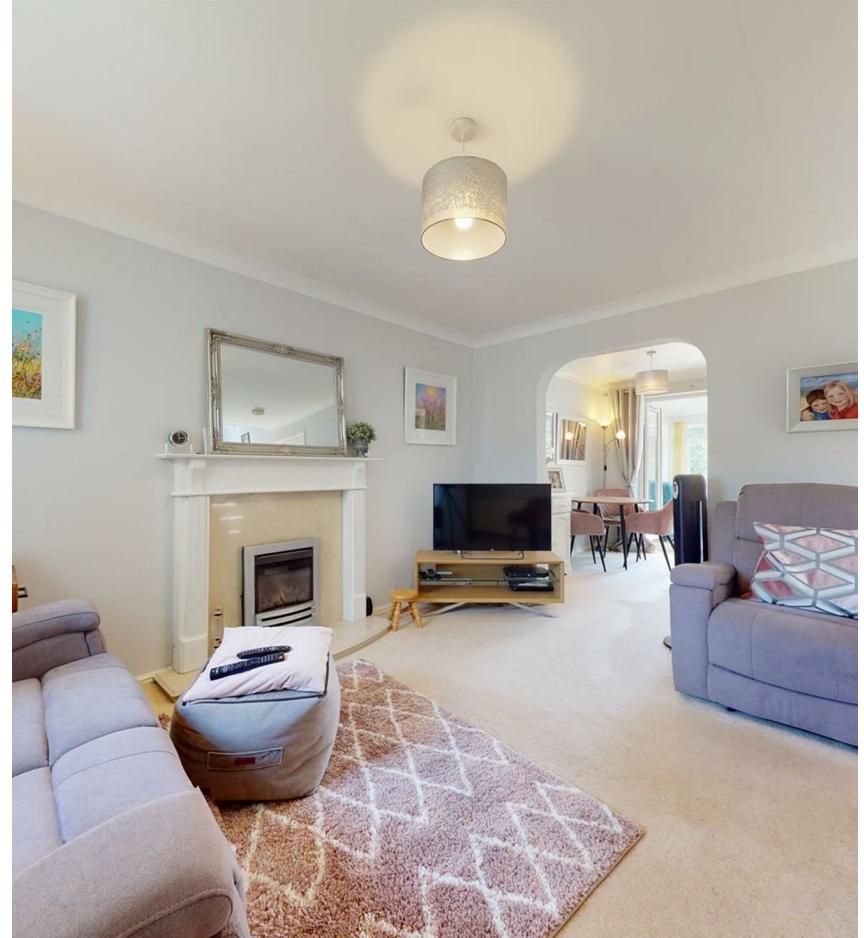
1140.00 sq ft

Detached modern home in sought after part of the village. Beautifully presented. With a generous enclosed landscaped rear garden plus twin brick paved drive to the front. At the rear a generous conservatory with replacement thermal roof. Briefly comprising an entrance hall, cloakroom, study, utility room, lounge, dining room, conservatory plus fitted kitchen - oven & hob. To the first floor there are 3 bedrooms - en suite shower room to the master plus 2 triple wardrobes to second bedroom plus stylishly appointed family shower room. Complimented with double glazing, security alarm and gas central heating. Viewing highly recommended.



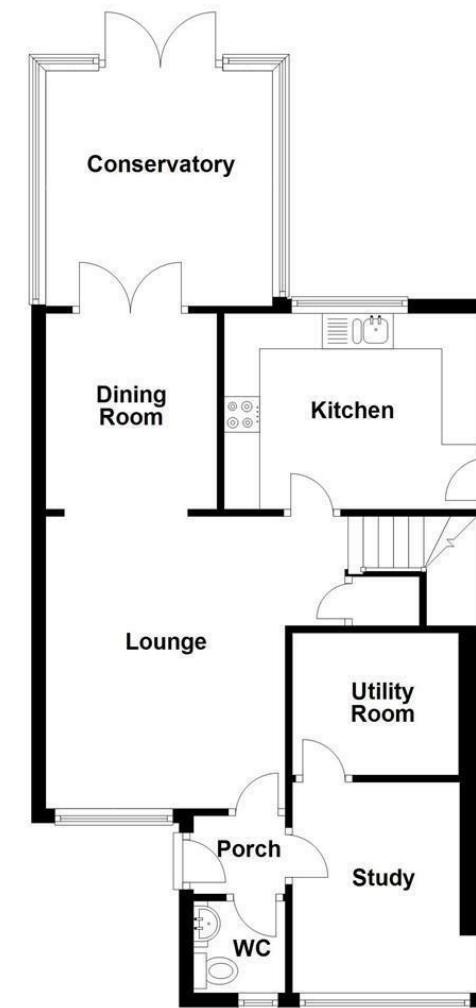
PROPERTY SPECIALIST

Mr Paul Davies
paul.davies@jeffreyross.co.uk
Negotiator

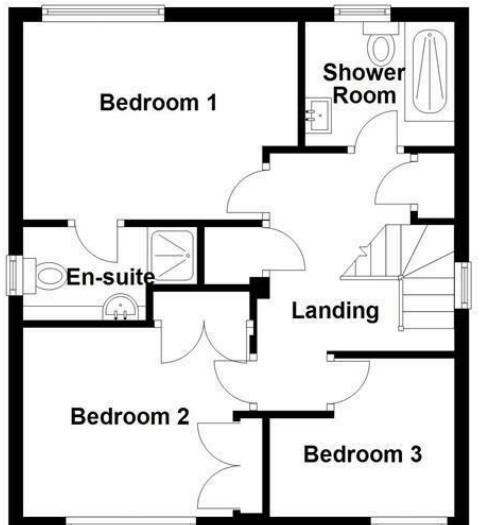




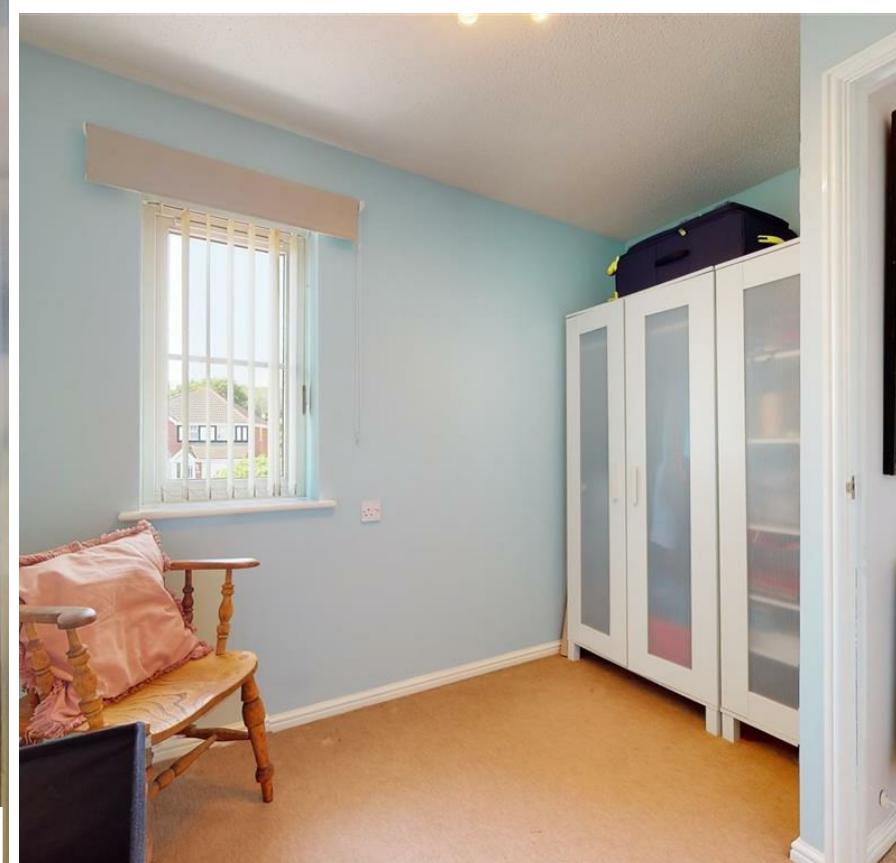
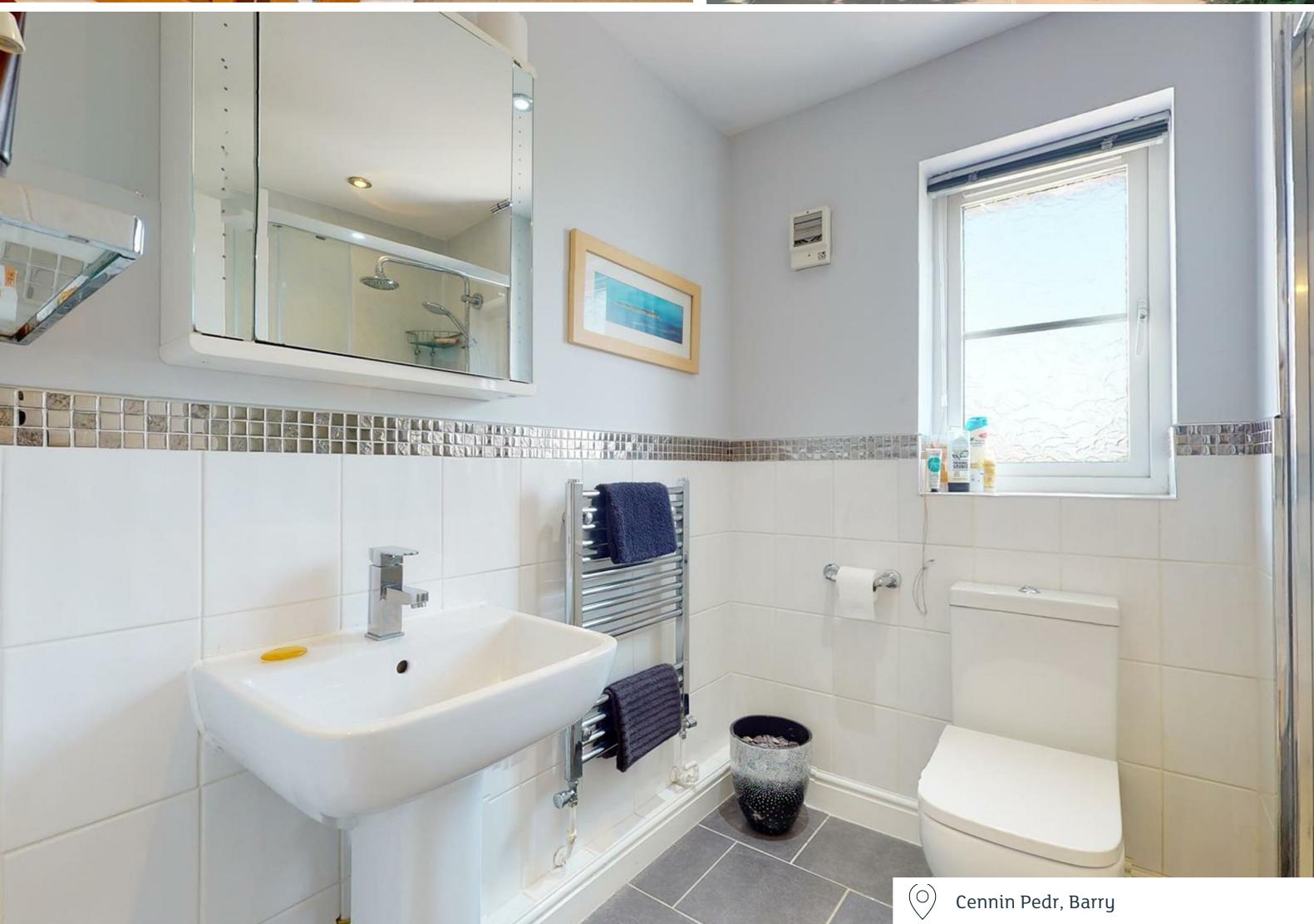
Ground Floor
Approx. 63.6 sq. metres (684.4 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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

