



Pennyroyal Close, St. Mellons Cardiff CF3 0NA

welcome to

Pennyroyal Close, St. Mellons Cardiff

NO CHAIN!

A three bedroom mid-terraced home in the popular area of St Mellons, close to local amenities, schools and transport links. Offering a fitted kitchen, lounge/diner, conservatory, enclosed rear garden and off street parking.

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Radiator and access to:

Kitchen

11' 5" x 8' (3.48m x 2.44m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, extractor, powerpoints, wall mounted boiler, breakfast bar, radiator, tiled flooring and double glazed window to front aspect.

Lounge/Diner

19' 6" x 14' 9" (5.94m x 4.50m)

Stairs rising to first floor, radiator, powerpoints, space for table and chairs and sliding doors providing access to:

Conservatory

9' 2" x 8' 2" (2.79m x 2.49m)

Half brick and half pvc construction, tiled flooring and double glazed door providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

12' 3" x 8' 6" (3.73m x 2.59m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed window to rear aspect, radiator and powerpoint.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel radiator and double glazed obscure window to front aspect.

Outside

Front

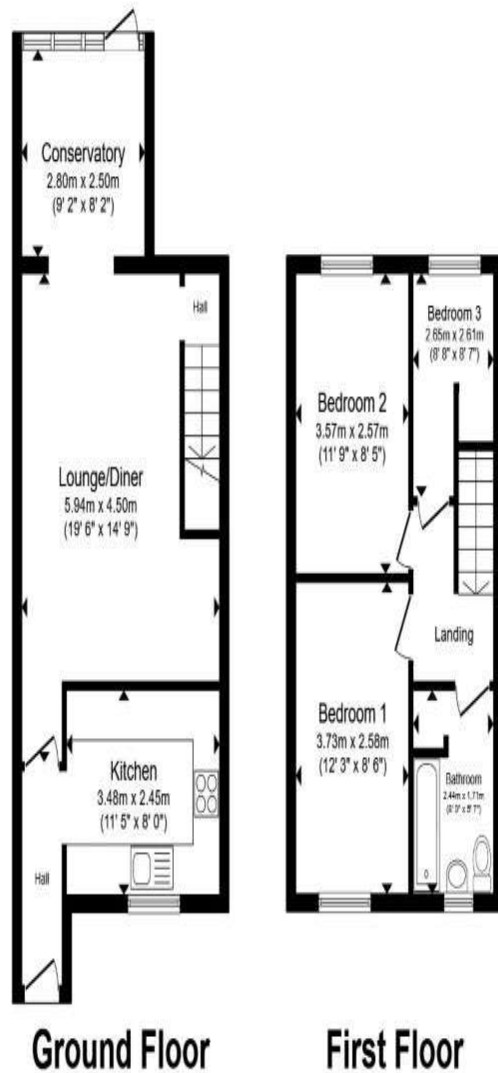
Drive providing off street parking and path leading to front entrance.

Rear Garden

Enclosed, mainly paved with shrubbed border and a plastic aluminium lockable shed to remain.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."



Total floor area 75.4 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Pennyroyal Close,
St. Mellons Cardiff

- Mid Terraced Home
- Three Bedrooms
- Fitted Kitchen
- Lounge/Diner
- Conservatory

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

offers in excess of

£220,000



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Property Ref:
ROA115122 - 0005

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk