



Doe Close, Penylan Cardiff CF23 9HJ

welcome to

Doe Close, Penylan Cardiff

This beautifully presented and spacious home overlooking the square is offered to the market with no chain! The property has recently been refurbished and profits from an enclosed landscaped garden, two private parking spaces and garage. Internal viewing is recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to the first floor, vinyl flooring, doors giving access to Kitchen, Dining Room and Cloakroom/wc.

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator and extractor fan, tiled walls to dado level.

Kitchen

12' 4" x 8' 8" (3.76m x 2.64m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, space for Range cooker with extractor hood over, plumbing for washing machine and dishwasher, integrated fridge/freezer, laminate flooring, wall mounted boiler housed in cupboard, fitted faux wood blinds and double glazed window to front aspect, space for dining table and chairs.

Dining Room/Study

12' 6" x 9' 1" (3.81m x 2.77m)

Double glazed window to rear aspect, fitted faux wooden blinds, radiator, powerpoints, large under stairs storage cupboard and newly fitted composite door providing access to rear garden.

First Floor

Landing

Stairs rising to second floor and doors providing access to:

Lounge

16' 4" x 12' 6" (4.98m x 3.81m)

Two double glazed French doors onto Juliet balconies, Feature fireplace with gas effect fire, powerpoint and radiator.

Bedroom Three

12' 6" x 9' 1" (3.81m x 2.77m)

Two double glazed windows to rear aspect, fitted faux wooden blinds, radiator, powerpoint and fitted wardrobe.

Second Floor

Landing

Doors providing access to:

Bedroom One

12' 6" x 9' (3.81m x 2.74m)

Two double glazed windows to front aspect, fitted faux wooden blinds, radiator, powerpoint, fitted wardrobe and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, vinyl flooring, radiator, electric shaver point and extractor fan.

Bedroom Two

12' 6" x 9' 1" (3.81m x 2.77m)

Two double glazed windows to rear aspect, radiator, fitted faux wooden blinds, powerpoint and fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, radiator, extractor fan, newly fitted ventilation system, vinyl flooring and partially tiled around the bath.

Outside

Front

Path leading to front entrance, established shrubs and slate chipped area.

Rear Garden

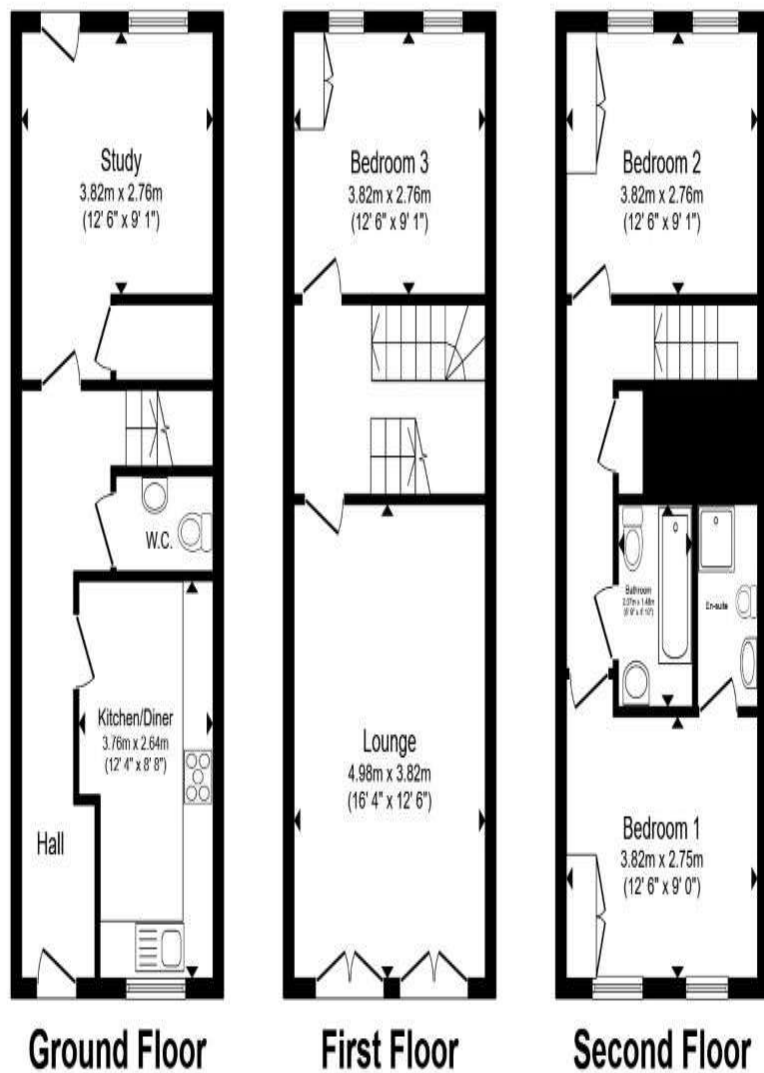
Enclosed with re-furbished decked areas, cobbled patio, established shrubs and small lawn. Gated rear access provides access to the garage.

Detached Garage

With up and over door.

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 113.9 m² (1,227 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



welcome to
Doe Close,
Penylan Cardiff

- Mid Terraced Townhouse
- Three Bedrooms
- Master Bedroom with En-Suite
- Spacious Lounge with 2 x Juliet Balconies
- Fitted Kitchen and Dining Room/Study

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

offers in excess of

£350,000



view this property online allenandharris.co.uk/Property/ROA115142



Property Ref:
ROA115142 - 0003

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