FOR SALE

Guide Price £270,000 to £280,000 Freehold



Penmaen Walk, Michaelston, Cardiff. CF5 4TP

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- 4-PIECE MODERN FAMILY BATHROOM SUITE
- GUEST WC
- DETACHED SINGLE GARAGE
- TWO RECEPTION ROOMS
- FRONT & REAR GARDEN
- EPC ENERGY RATING: 77 C
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- POPULAR LOCATION NEAR CULVERHOUSE CROSS

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PROPERTY DESCRIPTION

This charming three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and practical home in a sought-after location near Culverhouse Cross. Featuring two spacious reception rooms, a modern four-piece family bathroom suite, and a convenient guest WC, this property strikes the perfect balance between functionality and style. With gas central heating and uPVC double glazing throughout, the home offers warmth and energy efficiency, reflected in its impressive EPC rating of 77 (C). The front and rear gardens provide delightful outdoor spaces for relaxation or entertaining, while a detached single garage adds valuable storage and parking options.

Situated in a popular area close to Culverhouse Cross, residents benefit from excellent access to a variety of local amenities, including shops, restaurants, and reputable schools. Well-connected by road and public transport links, this location is ideal for commuters and families alike, offering a vibrant community atmosphere alongside everyday convenience.

Upon entering, you'll find a welcoming entrance hallway leading to two generous reception rooms, perfect for both formal and informal gatherings. The living room offers a cozy space to unwind, while the second reception room can be used as a dining area or family room. The kitchen is well-equipped and thoughtfully designed, making meal preparation an enjoyable experience. Upstairs, three good-sized bedrooms provide ample accommodation for family members or guests. The modern four-piece bathroom suite, complete with a bath, shower, basin, and WC, adds a touch of luxury, while a guest WC on the ground floor enhances convenience. Overall, this attractive home combines practical living with a friendly neighbourhood feel, ready to welcome its new owners.





ROOM DESCRIPTIONS

Outside Front
Pedestrian access to the front of the property; front garden enclosed by brick walls capped with decorative blocks and metal gate providing access to concrete path leading to front door with areas laid to lawn to both sides; metal gate to side provides access to rear garden

Entry
7' 1" x 1' 10" (2.16m x 0.56m) Accessed via uPVC obscured DG sliding doors; timber front door with obscured panel provides access to Entrance Hall

Entrance Hall
3' 0" MIN x 13' 1" MAX (0.91m x 3.99m) Parquet wood flooring; radiator; under stairs storage cupboard; access to Guest WC, Living Room and Kitchen; carpeted stairs rise to First Floor

Guest WC
4' 3" x 5' 5" (1.30m x 1.65m) Tiled flooring; partly tiled walls; radiator; sink with mixer tap; WC; uPVC obscured DG window to side

Living Room
12' 0" x 14' 8" (3.66m x 4.47m) Parquet wood flooring; radiator; decorative fireplace surround; uPVC DG window to front

Dining Room
11' 1" x 10' 9" (3.38m x 3.28m) Parquet wood flooring; radiator; access to Kitchen; uPVC French Doors with DG panels to both sides and windows above provide access to Rear Garden

Kitchen
8' 10" x 11' 0" (2.69m x 3.35m) LVT flooring; modern fitted kitchen with wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated Hotpoint 4-ring gas hob; integrated Hotpoint electric fan-assisted oven; space and plumbing for washing machine; space for tumble dryer; space for free-standing fridge/freezer; uPVC DG window to rear; uPVC door with obscured DG panel provides side access to the exterior of the property.

First Floor Landing
11' 6" MAX x 3' 0" MIN (3.51m x 0.91m) Carpeted; storage cupboard housing gas central heating combi boiler; access to all Bedrooms and Family Bathroom; uPVC DG window to side; access hatch to loft

Bedroom 1
11' 10" x 12' 5" (3.61m x 3.78m) Laminate flooring; radiator; built-in wardrobes and storage above; uPVC DG window to front

Bedroom 2
11' 10" x 10' 10" (3.61m x 3.30m) Laminate flooring; radiator; built-in wardrobes and storage above; uPVC DG window to rear

Bedroom 3
7' 11" x 10' 11" (2.41m x 3.33m) Laminate flooring; radiator; built-in wardrobes and storage above; uPVC DG window to rear

Rear Garden
Timber decked patio area directly outside Dining Room; steps lead to side which provides access to the front of the property via metal gate and to the remainder of the rear garden which has steps down to garage laid to concrete and areas to both sides laid to stone chippings; metal gate provides access to garage

Garage
18' 3" x 8' 9" (5.56m x 2.67m) Accessed via timber pedestrian door to side and main metal roller shutter to front; concrete flooring; power and light





MATERIAL INFORMATION

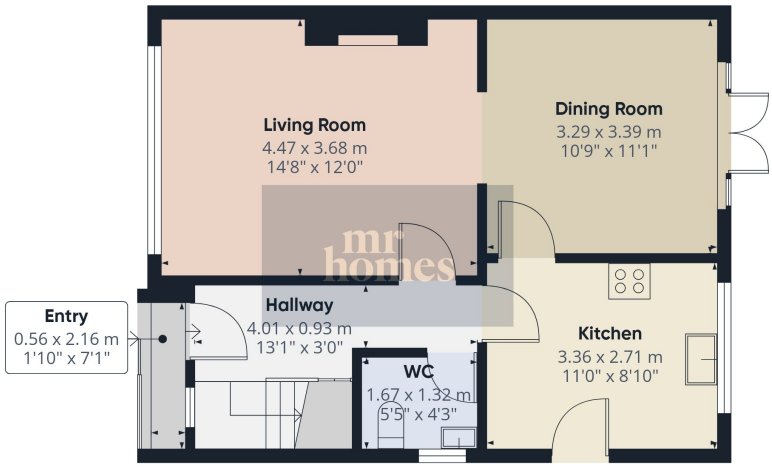
Council Tax: Band D
N/A
Parking Types: None.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

EPC Rating: C (77)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

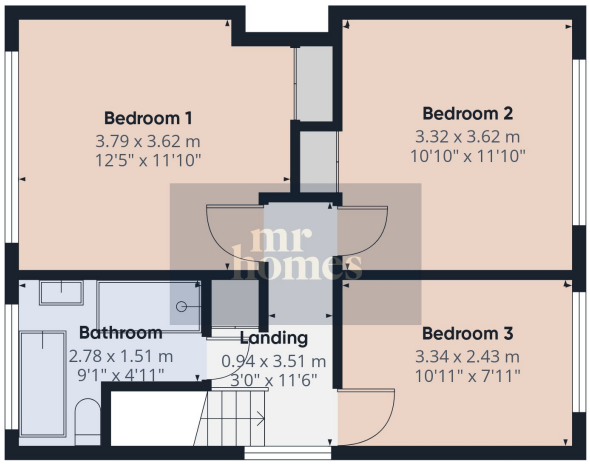




FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

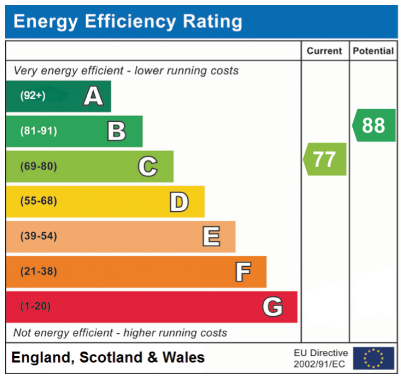
92.3 m²

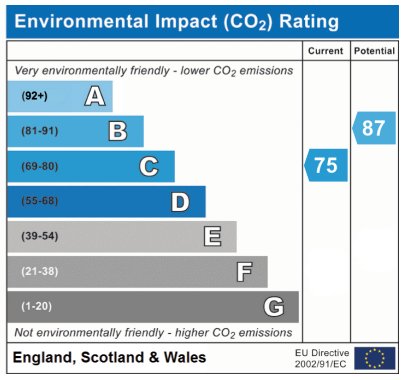
991 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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