







47 Penydarren Drive,  
Whitchurch, Cardiff  
CF14 2TT

£265,000  
House - Terraced  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 689.00 sq ft**

**Current EPC Rating - C69**

**Potential EPC Rating - B91**



A beautifully presented two double bedroom mid link property, ideally located on Penydarren Drive in Whitchurch. Occupying a quiet and picturesque location, close to the Taff Trail and the Glamorganshire canal nature reserve. Whitchurch Village is short distance away, along with the highly regarded primary and secondary schools. The property briefly comprises; entrance hallway, kitchen and lounge/diner to the ground floor. To the first floor, there are two double bedrooms and a family bathroom. There is also off-road parking for one car and private rear garden. Penydarren Drive is a few minute's drive of the M4 and A470 motorways with Cardiff City Centre being a 10 minute drive away and easily accessed by the excellent public transport links. Viewings are highly recommended.

#### **ENTRANCE HALL**

Via open porch. Double glazed uPVC front door. Single radiator panel. Alarm controls. Painted walls,.Stairs to first floor.

#### **LOUNGE/DINER**

4.47m x 4.19m (14'7" x 13'8")

A bright and spacious principal reception room with laminate flooring, painted walls, coving ceiling, recessed halogen lighting. Double glazed sliding door to rear. Double radiator panel. Central heating thermostat. TV and phone points. Large under stairs storage cupboard.

#### **KITCHEN**

2.60m x 2.27m (8'6" x 7'5")

A range of wall and base units and contrasting work surfaces over, with tiled splashback. Ceramic sink and drainer with chrome tap. Four ring gas hob with extractor canopy over and single electric oven. Space for dishwasher. Painted walls, tile effect flooring. Hardwood window to front. Glow-worm regular boiler.

#### **LANDING**

Access to loft area. Airing cupboard containing hot water cylinder, heating controls and slatted wooden shelving. Painted walls.

#### **BEDROOM ONE**

4.20m x 3.52m (13'9" x 11'6")

A good size double bedroom overlooking the rear aspect of the property. With carpeted floor, papered feature wall. Hardwood window to rear. Single radiator panel with TRV.

#### **BEDROOM TWO**

3.59m x 2.17m (11'9" x 7'1")

A further double bedroom with carpeted floor and painted walls. Single radiator panel with TRV. Hardwood window to front.

#### **BATHROOM**

1.91m x 1.70m (6'3" x 5'6")

White suite comprising pedestal basin with chrome mixer tap, low level WC, bath with chrome taps. Towel radiator. Electric shower over and glazed shower panel. Tiled walls and tile effect flooring. Hardwood window to front.

#### **OUTSIDE**

##### **FRONT**

External storage shed with space and plumbing for washing machine and tumble dryer. Off road parking for one car. Paved pathway leading to front door. External light

##### **REAR**

Paved patio area, stone chippings. Wooden fence to perimeter.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

Band D



