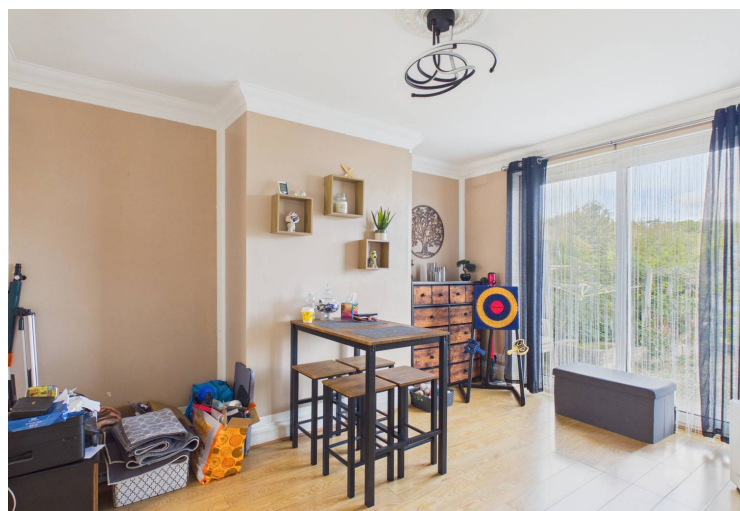
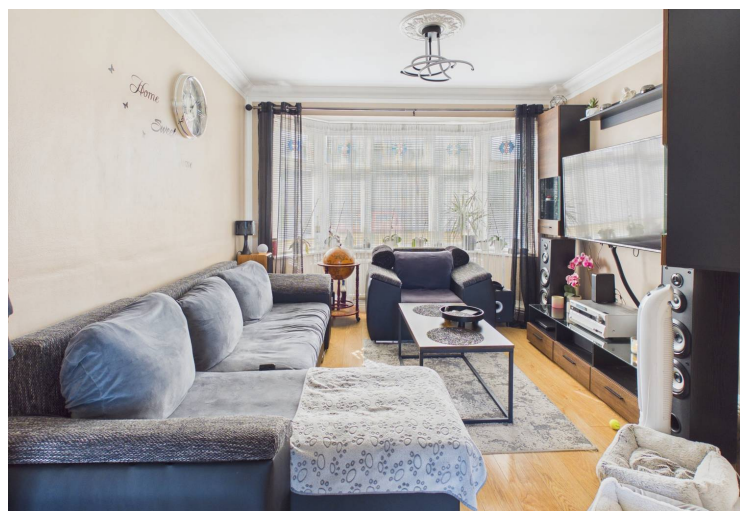
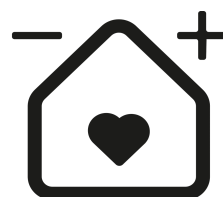




62 Pethybridge Road, Cardiff

£220,000 Freehold

NO ONWARD CHAIN • THREE BEDROOM SEMI-DETACHED PROPERTY • OPEN PLAN LOUNGE/DINER IDEAL FOR ENTERTAINING
 • FITTED KITCHEN • FIRST FLOOR FAMILY BATHROOM • GENEROUS TIERED REAR GARDEN • LEAN-TO PROVIDING SECURE
 STORAGE • LARGE DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES • EPC C71 • CONVENIENT LOCATION CLOSE TO
 LOCAL TRANSPORT LINKS, SCHOOLS AND AMENITIES



blackbear



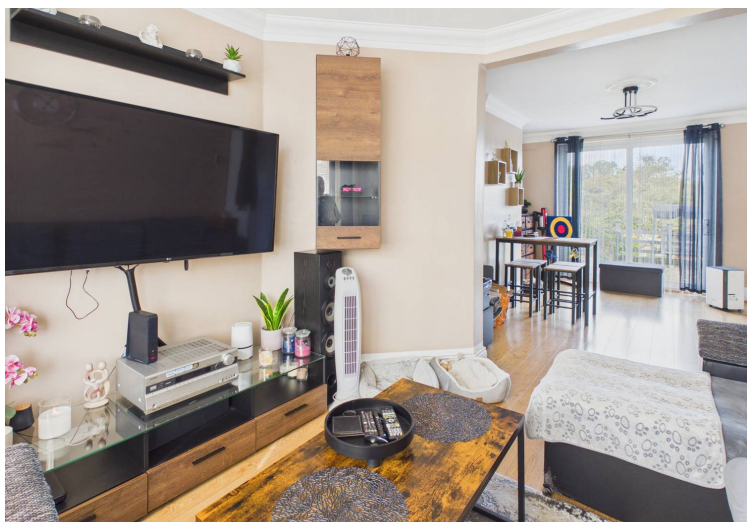
This well-presented three bedroom semi-detached property offers an excellent opportunity for families and professionals seeking a spacious and versatile home in a convenient location. Upon entering, you are welcomed by a bright entrance hallway that sets the tone for the rest of the property. The open plan lounge and dining area provides a generous space for relaxing or entertaining guests, with ample room for both comfortable seating and a family dining table. The fitted kitchen, located adjacent to the dining area, boasts a range of wall and base units and plenty of worktop space for meal preparation. Upstairs, the first floor features three well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or a nursery, depending on your needs. The family bathroom is also situated on the first floor and comprises a modern suite with a bath (with shower overtop), wash basin and WC, designed to cater to the needs of a busy household. Additional features include a useful lean-to, providing secure storage for bikes, tools, or outdoor equipment, a generous tiered rear garden and a large driveway providing off-road parking for multiple vehicles. The property benefits from an EPC rating of C71, reflecting its energy efficiency and potential for cost-effective living. The home is ideally located close to local transport links, well-regarded schools and a range of amenities, making it perfect for commuters and families alike. Early viewing is highly recommended!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

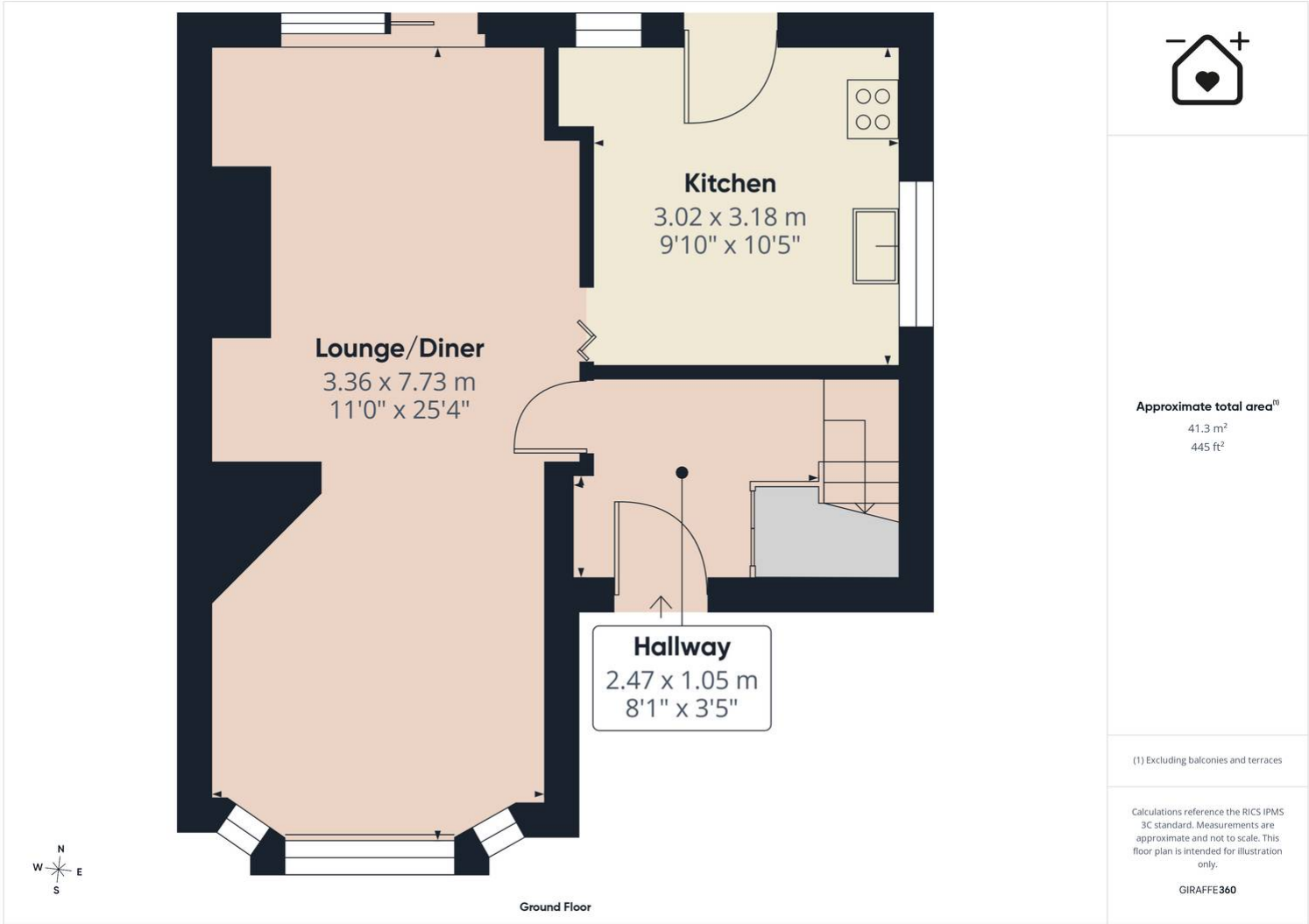












Approximate total area⁽¹⁾
41.3 m²
445 ft²

(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.

GIRAFFE360

