



FOR SALE

Penylan Road, , , CF24 3PF

£340,000



- EPC Rating D

Description...

A substantial and characterful family home arranged over three floors and situated in a highly sought-after location. This generously sized property offers six bedrooms, multiple reception areas, and a large rear extension that enhances the living space.

The ground floor features a bright and spacious modern kitchen located within the extension, providing an excellent hub for family living and entertaining. Additional reception areas offer flexibility for dining, relaxation, or working from home.

Across the upper floors are six well-proportioned bedrooms, ideal for larger households or those seeking a strong investment opportunity.

The property would benefit from general modernisation, and viewers should note the presence of damp patches in certain areas.

NOTE - One room appears to show a large area of mould; however, this has been identified as black paint rather than active mould.

Garage with rear access from side street at the rear of the property.

With its generous footprint and desirable location close to local amenities, schools, and transport links, this property presents an excellent opportunity for buyers looking to add value.

Disclaimers

UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 3%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre-Auction Offer

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Accommodation...





Floorplan



Energy Rating

