



## Pearl Street, £250,000

- THREE BEDROOMS
- OPEN PLAN KITCHEN/ LIVING
- MODERN DECOR
- REAR GARDEN
- CLOSE TO CITY CENTRE
- EPC Rating: Awaited



 3  1  2





## About the property

Peter alan are pleased to present this beautifully presented three bedroom home. This property offers easy access to Cardiff City Centre with bus routes within walking distance. Step inside to discover a fantastic open plan kitchen/ living space, finished throughout with beautiful decor. A convenient downstairs wc with a family bathroom to the first floor. This would make a perfect first time purchase.



## Accommodation

### Entrance

### Kitchen/ Lounge

24' 1" x 22' 3" ( 7.34m x 6.78m )

### Family Room

13' 1" x 7' 10" ( 3.99m x 2.39m )

### Wc

### Landing

### Bedroom One

10' 11" x 9' 10" ( 3.33m x 3.00m )

### Bedroom Two

11' x 10' 10" ( 3.35m x 3.30m )

### Bedroom Three

11' 2" x 10' 11" MAX ( 3.40m x 3.33m MAX )

### Bathroom

### Garden

02920 462246

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## Floorplan



Total floor area 122.3 m<sup>2</sup> (1,317 sq.ft.) approx

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