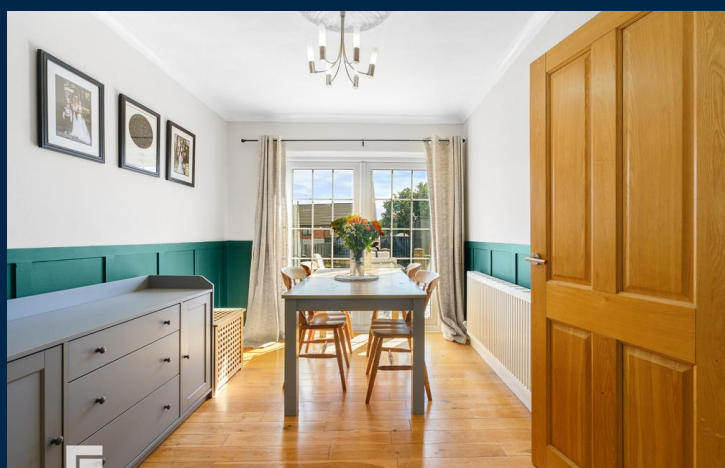
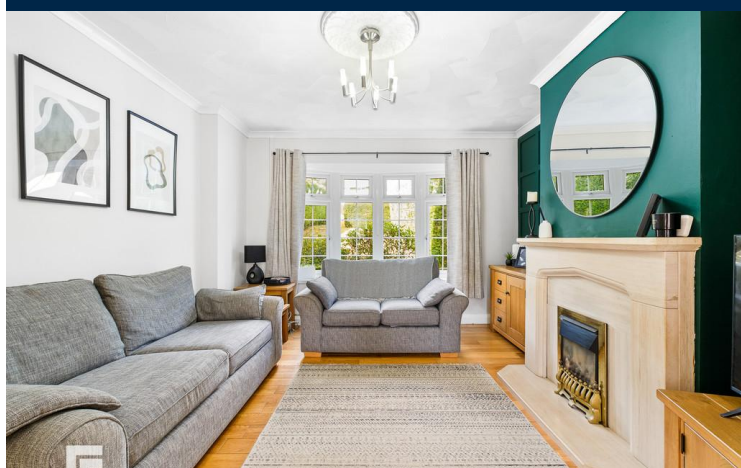




119 GLYN EIDDEW
PENTWYN
CARDIFF CF23 7BR

ASKING PRICE OF
£260,000



MID TERRACED HOUSE



3



1



2



1

A delightful home situated in the Pentwyn area of Cardiff with good transport links to the A48 & M4 motorway. The property briefly comprises porch, living room, dining room, kitchen, downstairs wc, three bedrooms and family bathroom. Outside there is a good size rear garden. Viewing highly recommended !

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is located in the popular area of Pentwyn close to shops and amenities and with excellent links to the A48 and M4.

PORCH

3' 0" x 2' 7" (0.932m x 0.809m)
entry via uPVC door with obscure glass.

ENTRANCE HALL

3' 6" x 10' 2" (1.082m x 3.115 m)
Entry via PVC door with obscure glass. Stairs to 1st floor. Radiator. Door to kitchen/living space.

DOWNSTAIRS WC

5' 1" x 2' 3" (1.568m x 0.687m)
WC. Wash handbasin. Radiator. Wood framed window with obscure glass to porch.

KITCHEN

12' 0" x 9' 10" (3.663m x 2.998 m)
uPVC window to rear garden. PVC door to rear garden. A range of base and wall mounted cabinets with contrasting round edge countertops. Radiator. Entry into Dining/Lounge area.

DINING ROOM

11' 3" x 8' 6" (3.448m x 2.601m)
Radiator. wood panelling. Coving. uPVC patio doors to rear patio area. Archway into lounge.

LOUNGE

13' 2" x 11' 10" (4.032m x 3.620m)
uPVC bay window to front aspect. Fireplace with gas fire. Coving. Wooden panelling wall feature.

FIRST FLOOR

LANDING

2' 10" x 9' 2" (0.879 m x 2.807m)
Loft hatch. Coving. Built-in storage cupboard. Doors to all rooms.

BATHROOM

7' 1" x 5' 6" (2.175m x 1.688m)
PVC window with obscure glass to rear aspect. Tiled walls. WC within inset flush, wash hand basin and bath unit with showerhead above. Radiator.

BEDROOM ONE

12' 7" x 6' 6" (3.86m x 2.80m)
PVC window to front aspect. Coved ceiling. Built-in wardrobe housing boiler. Built-in storage cupboards housing desk office set up. Radiator.

BEDROOM THREE

9' 7" x 7' 1" (2.94m x 2.18m)
Pvc window to front aspect. Coved ceiling. Built-in storage cupboard.

BEDROOM TWO

9' 6" x 11' 4" (2.92m x 3.47m)
PVC window to rear aspect. Coved ceiling. Two built-in storage cupboards. Radiator.



119 GLYN EIDDEW, PENTWYN, CARDIFF CF23 7BR



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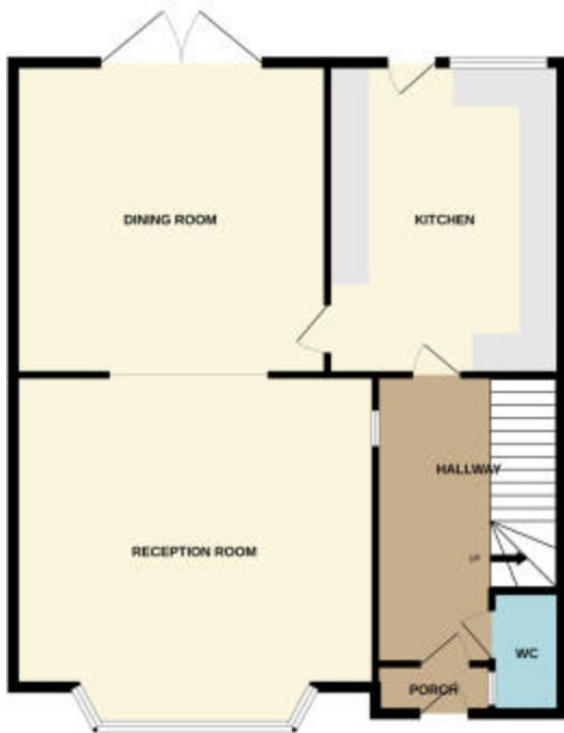


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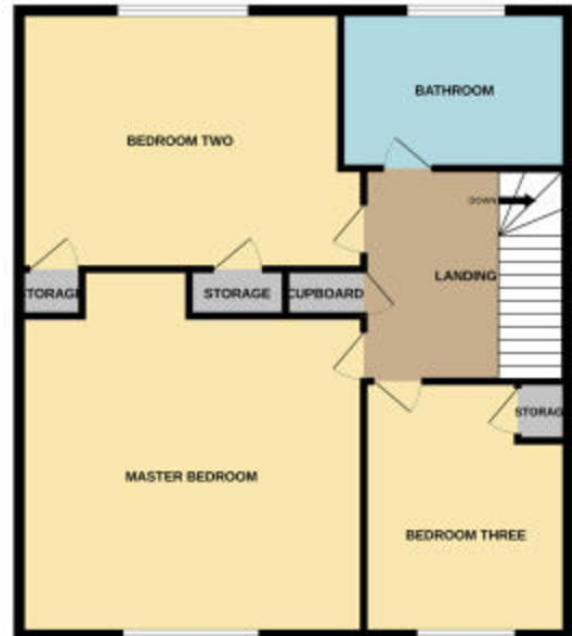


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GROUND FLOOR



1ST FLOOR



GLYN EIDDEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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