



39 Pentwyn,
Radyr, Cardiff
CF15 8RE



Offers In The Region Of
£310,000
Bungalow - Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 1188.00 sq ft

Current EPC Rating - D67

Potential EPC Rating - B84



Back to Market * An exciting project at great new price of £310,000*

This spacious and extended three-bedroom bungalow presents an exciting opportunity to acquire a property full of potential in the sought-after location of Pentwyn, Radyr. Offering a unique and versatile layout, the home lends itself perfectly to refurbishment or remodelling, making it an ideal property for those looking to create a modern residence tailored to their needs. Extended to the front and rear, the property now includes a generous master bedroom, with convenient shower and utility room, along with a family room at the rear. The bungalow is ready for a fresh vision and offers scope for significant value enhancement. The accommodation briefly comprises, entrance hallway, master bedroom, shower and utility room, central hallway with storage, lounge, two further bedrooms, family bathroom, kitchen, and a spacious family room. Externally, there is an enclosed rear garden, ample off-road parking, and a garage.

With no onward chain and priced to sell, early viewing is highly recommended to appreciate the opportunity this home presents.

ENTRANCE

Via hardwood, glazed door to hallway. With carpeted floor and painted walls. Doors to all rooms.

BEDROOM ONE

5.06m x 3.69m (16'7" x 12'1")

A generous master bedroom with carpeted floor, painted walls and textured ceiling with coving. UPVC window to the front and radiator panel.

SHOWER ROOM & UTILITY

1.77m x 3.87m (5'9" x 12'8")

With tiled floor, low level WC, shower cubicle and wash hand basin. Space and plumbing for washing machine. Radiator panel and glazed window to hallway.

CENTRAL HALLWAY

With wood floor and doors to all rooms. Useful storage cupboards.

LOUNGE

4.84m x 4.96m (15'10" x 16'3")

Overlooking the rear aspect with wood floor, painted walls and textured ceiling with coving. Feature electric fire and surround. UPVC sliding doors to the rear garden and radiator panel.

BEDROOM TWO

3.03m x 3.64m (9'11" x 11'11")

With carpeted floor, fitted wardrobes along one side, painted walls and textured ceiling. UPVC window to the rear and radiator panel.

BEDROOM THREE

2.53m x 2.72m (8'3" x 8'11")

With wood floor, painted walls and textured ceiling. UPVC window to the front and radiator panel.

BATHROOM

1.86m x 1.63m (6'1" x 5'4")

With panelled bath, wash hand basin and low level WC. Fully tiled and UPVC window to front and radiator panel

KITCHEN

2.09m x 3.03m (6'10" x 9'11")

With a range of wall and base units and contrasting work surfaces and tiled splashback. Stainless steel sink and drainer with chrome tap. Space for fridge/freezer and dishwasher. Four ring gas hob, extractor hood over and double electric. Open plan to

FAMILY ROOM

4.92m x 3.04m (16'1" x 9'11")

A bright and spacious family room with carpeted floor, painted walls and texture ceiling with Velux windows. UPVC windows and doors to the rear garden.

OUTSIDE

FRONT

Block paved driveway and access to the garage. Mature hedgerow.

REAR

An enclosed rear garden with patio and lawn area. Gate to the front of the property.

TENURE

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

COUNCIL TAX

Band E

