

Jeffrey Ross

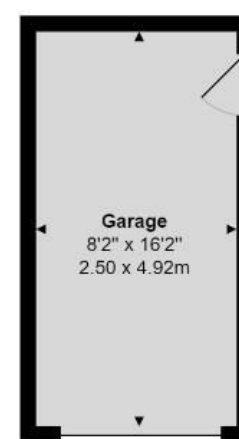
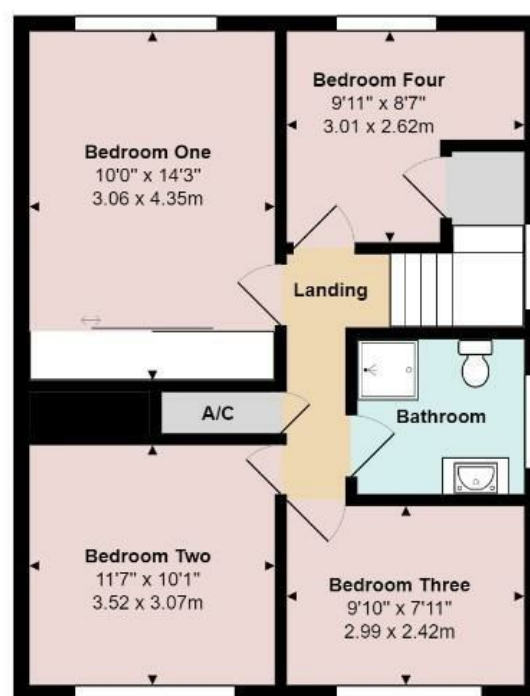
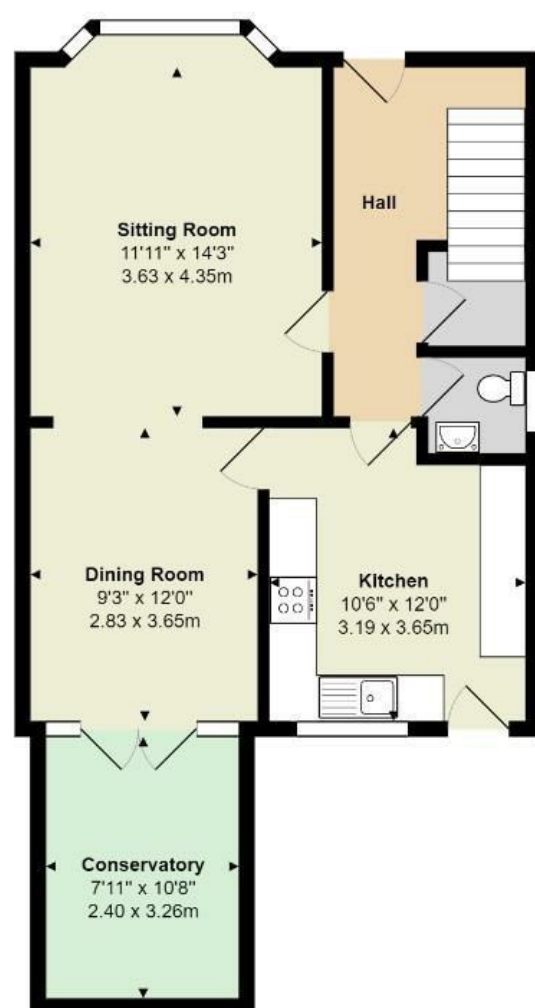
CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



BRYNCYN
PENTWYN



134 bryncyn



Total Area: 1314 ft² ... 122.1 m²

All measurements are approximate and for display purposes only



A great four bedroom house.. Calling all first time buyers and investors!! Call the office and book your viewing today. this is a lovely 4 Bed home, with a lovely lawned garden to the front and private courtyard to the rear. A perfect family home!

Comments by - Mr Ollie Vincent



BRYNCYN
PENTWYN, CF23 7BN - ASKING PRICE - £300,000

 4 Bedroom(s)  1 Bathroom(s)  1314.00 sq ft

Nestled in the charming area of Bryncyn, Cardiff, this delightful four-bedroom semi-detached family home in Pentwyn is a must-see. Spanning an impressive 1,314 square feet, the property offers a spacious and inviting atmosphere, perfect for family living.

Upon entering, you are greeted by a welcoming hallway that leads to a comfortable living room and a separate dining room, ideal for entertaining guests or enjoying family meals. The well-appointed kitchen provides ample space for culinary creations, while a convenient downstairs WC adds to the practicality of the home.

The first floor boasts four generously sized bedrooms, providing plenty of room for family members or guests. A family bathroom completes this level, ensuring that all your needs are met. The property also features front and rear gardens, perfect for outdoor relaxation or play. Additionally, a detached single garage offers valuable storage or parking space.

One of the standout features of this home is its picturesque views overlooking a small woodland, creating a serene backdrop for daily life. The location is particularly advantageous, with easy access to bus routes and a variety of local amenities, including shops, doctors, dentists, opticians, a post office, and takeout food establishments. For those who commute, the property is conveniently situated near the motorway and the A48, making travel a breeze.

With the added benefit of a new conservatory, this home is ready to welcome its new owners. Do not miss the opportunity to make this lovely property your own. To arrange a viewing, please contact JeffreyRoss, Llanishen at 02920 499680.

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreycross.co.uk





Entrance hall

Sitting room
3.63m x 4.34m (11'11 x 14'3)

Dining room
2.82m x 3.66m (9'3 x 12'0)

Conservatory
2.41m x 3.25m (7'11 x 10'8)

Kitchen
3.20m x 3.66m (10'6 x 12'0)

WC
The property benefits from a downstairs WC with window to the side.

To the First Floor

Landing
Stairs rise up from the hallway to the first floor landing, whereby there is access to all four bedrooms, the family shower-room and access to a loft area.

Bedroom One
3.05m x 3.66m (10'0 x 12'0)

Bedroom Two
3.53m x 3.07m (11'7 x 10'1)

Bedroom Three
3.00m x 2.41m (9'10 x 7'11)

Bedroom Four
3.02m x 2.62m (9'11 x 8'7)

Bathroom

Garden
Low maintenance rear Garden
There is side access to the front of the property
Rear door leading out to the parking area.

Garage
The single garage is accessed from the rear garden. There is electricity and an up and over door.

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

School Catchment
English medium primary catchment area is Glyncoed Primary School (year 2024-25)

English medium secondary catchment area is Llanishen High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

Council Tax
Band = D

Additional information
The house has a combi boiler, fitted in approximately 2015. Conservatory is only 2 years old.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC





