

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 - £290,000

 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**  
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**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC





