



Bryn Pinwydden, Pentwyn Cardiff CF23 7DG

welcome to

Bryn Pinwydden, Pentwyn Cardiff

An END TERRACED THREE BEDROOM family home, set in the popular location of PENTWYN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and access to:

Lounge

13' 5" Max x 11' 8" Max (4.09m Max x 3.56m Max)

Double glazed window to front aspect, parquet flooring, radiator and double doors to:

Dining Room

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to rear aspect, radiator and parquet flooring.

Kitchen

11' 2" Max x 8' 1" Max (3.40m Max x 2.46m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and under counter fridge and freezer, tiled splashback, built in storage cupboard, vinyl flooring, double glazed window to rear aspect and double glazed door providing access to rear.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 3" Max x 10' Max (3.43m Max x 3.05m Max)

Double glazed window to rear aspect, radiator and built in storage cupboard housing combi boiler.

Bedroom Three

10' 3" Max x 7' 4" Max (3.12m Max x 2.24m Max)

Double glazed window to front aspect, radiator and built in storage cupboard over stairs.

Bathroom

Fitted with a two piece suite comprising bath with shower over, wash hand basin, radiator, vinyl flooring, partially tiled walls, heated towel rail and double glazed window to rear aspect.

Separate Wc

Fitted with a WC, vinyl flooring and double glazed window to rear aspect.

Outside

Front Garden

Area laid to lawn with footpath.

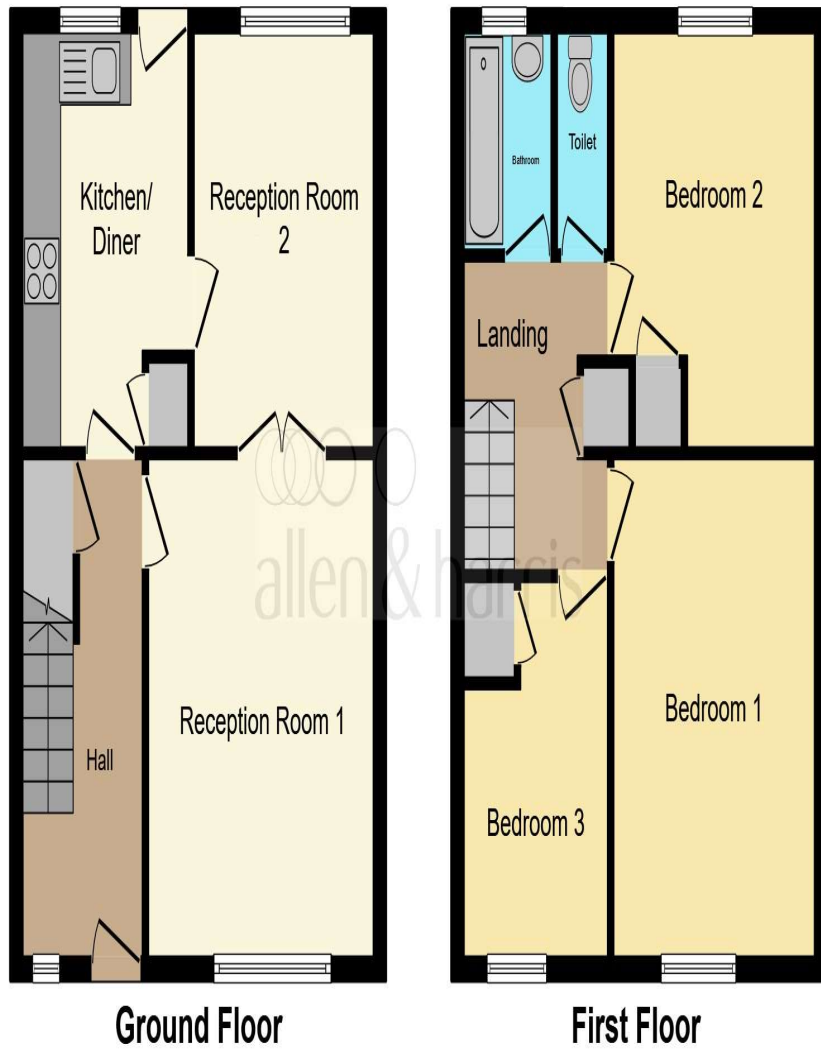
Rear Garden

Paved patio area, planted beds and access to:

Detached Garage

16' 8" x 8' (5.08m x 2.44m)

With up and over door. Fitted with a WC and wash hand basin and electricity.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Bryn Pinwydden,
Pentwyn Cardiff

- Council Tax Band - D
- End Terraced Family Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Bathroom and Separate WC
- Front and Rear Gardens

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£260,000



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Property Ref:
ROA113132 - 0002

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