



**Hollybush Road, Pentwyn Cardiff CF23 7AF**

**welcome to**

## **Hollybush Road, 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 and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to front aspect.

#### **Lounge**

11' 9" x 13' 4" ( 3.58m x 4.06m )

Double glazed window to front aspect, radiator and laminate flooring.

#### **Kitchen/ Dining Room**

11' 7" x 18' 4" ( 3.53m x 5.59m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, spaces for washing machine, dryer and fridge/freezer, tiled flooring, double glazed window to rear aspect and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Airing cupboard housing boiler and doors providing access to:

#### **Bedroom One**

10' 9" x 14' 1" ( 3.28m x 4.29m )

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

#### **Bedroom Two**

11' 7" x 10' 9" ( 3.53m x 3.28m )

Double glazed window to front aspect and radiator.

#### **Bedroom Three**

7' 6" x 10' ( 2.29m x 3.05m )

Double glazed window to front aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, heated towel rail and double glazed window to rear aspect.

### **Outside**

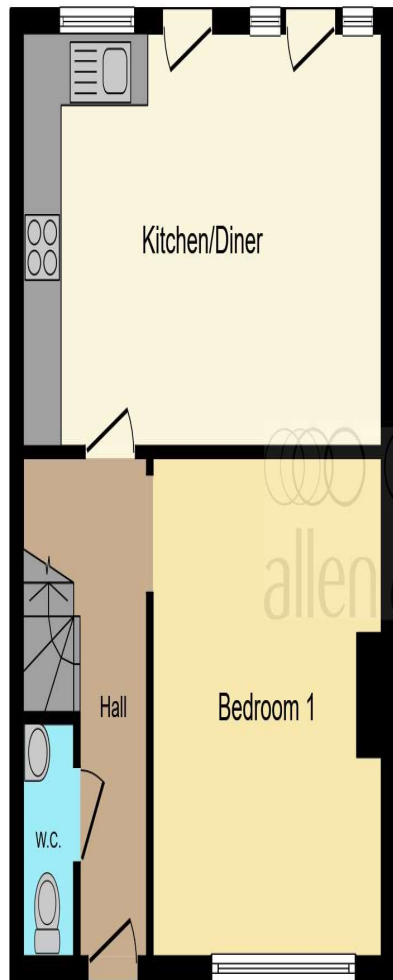
#### **Front Garden**

Area laid to lawn, gated access and footpath.

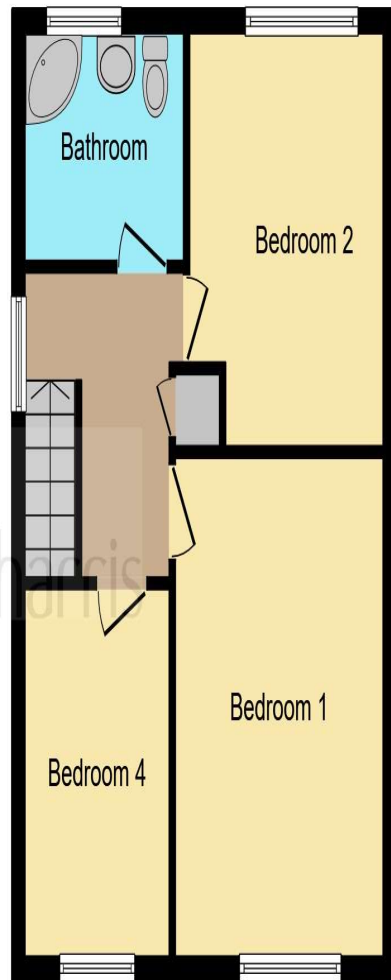
#### **Rear Garden**

Enclosed and tiered with patio area.

#### **Detached Garage**

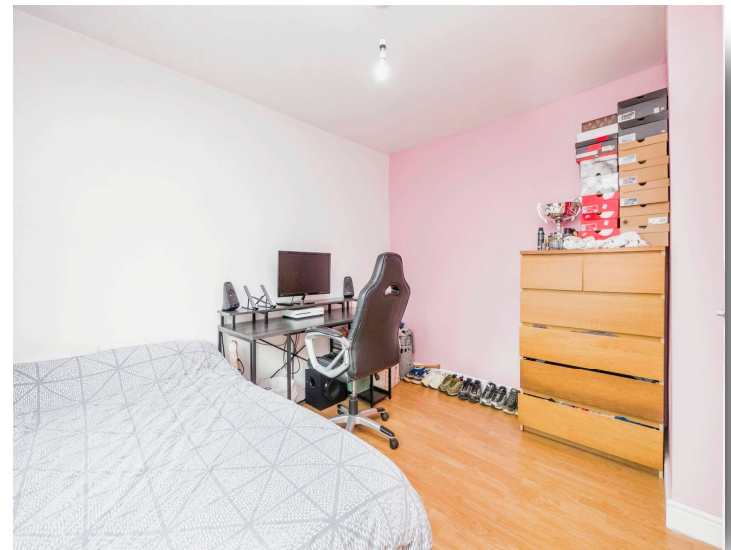


**Ground Floor**



**First Floor**

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](http://www.focalagent.com)



**welcome to**  
**Hollybush Road,**  
**Pentwyn Cardiff**

- End Terraced Family Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen/ Dining Area
- First Floor Bathroom
- Front and Rear Gardens
- Detached Garage

Tenure: Freehold EPC Rating: D

offers in excess of  
**£270,000**



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Property Ref:  
ROA113315 - 0005

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)