



Bryn Pinwydden, Pentwyn Cardiff CF23 7DE

welcome to

Bryn Pinwydden, Pentwyn Cardiff

A FOUR BEDROOM SEMI DETACHED 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 side aspect.

Lounge Area

13' 4" plus bay x 13' 4" (4.06m plus bay x 4.06m)
Double glazed bay window to front aspect, radiator and opens to:

Dining Area

11' 8" x 10' 10" (3.56m x 3.30m)
Double glazed window to rear aspect, radiator and access to:

Kitchen

12' 4" x 9' 5" (3.76m x 2.87m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine, dishwasher and fridge/freezer, tiled flooring, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Double glazed window to side aspect, loft hatch, airing cupboard housing combi boiler and doors providing access to:

Bedroom One

12' 2" x 10' (3.71m x 3.05m)
Double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)
Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Three

10' 1" x 6' 7" (3.07m x 2.01m)
Double glazed window to rear aspect and radiator.

Bedroom Four

8' 10" x 6' 9" (2.69m x 2.06m)
Double glazed window to front aspect, radiator and built in cupboard over stairs.

Bathroom

Fitted with a three piece suite comprising seated bath with shower over, WC, wash hand basin in vanity unit, tiled walls, vinyl flooring, heated towel rail and double glazed window to side aspect.

Outside

Front Garden

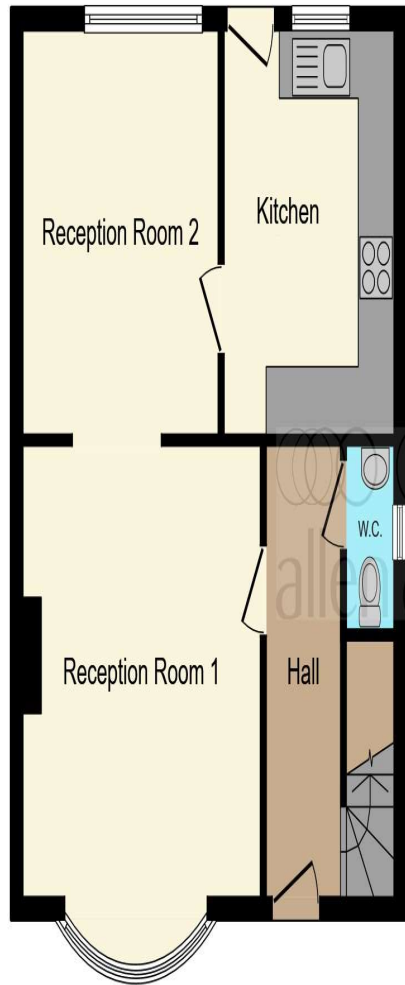
Fenced boundary with area laid to lawn, footpath and side garden.

Rear Garden

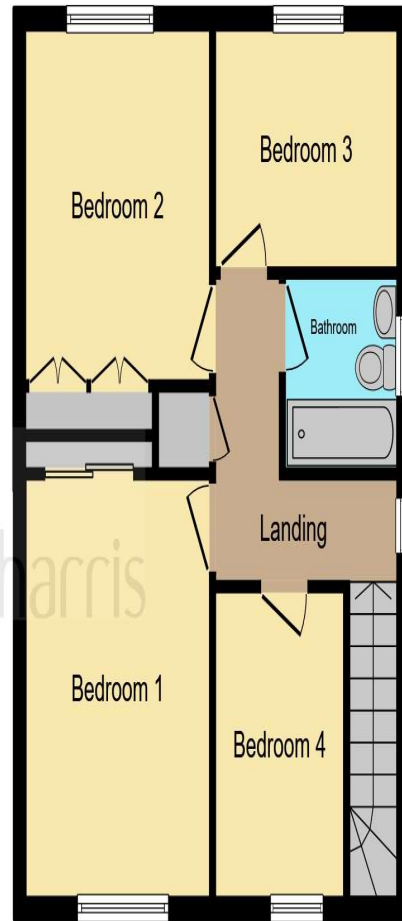
Enclosed with patio area, artificial grass and gated access.

Garage

The garage is detached from the property. With up and over door, pedestrian side door and electric.

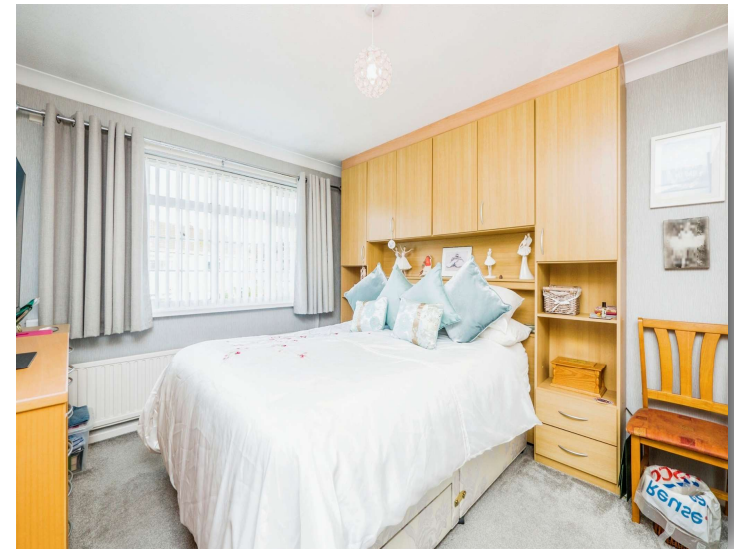


Ground Floor



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



welcome to
Bryn Pinwydden,
Pentwyn Cardiff

- Semi Detached Family Home
- Four Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen and Downstairs WC
- First Floor Bathroom
- Front and Rear Gardens
- Garage

Tenure: Freehold EPC Rating: D

£280,000



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Property Ref:
ROA113395 - 0002

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