



Waun Lee Court Bryn Pinwydden, Pentwyn Cardiff CF23 7DD

welcome to

Waun Lee Court Bryn Pinwydden, Pentwyn Cardiff

A GROUND FLOOR flat located in the popular location of PENTWYN, within close proximity to local shops and easy access to the A48 and M4. The property briefly comprises entrance hall, lounge, fitted kitchen, two bedrooms and shower room. Viewing's Highly Recommended!

Communal Entrance

Via door into:

Communal Hallway

Access to flat.

Entrance

Via door into:

Hall

Two built in storage cupboards, laminate flooring, intercom, radiator and access to:

Lounge

17' x 12' 3" (5.18m x 3.73m)

Double glazed window to front aspect, radiator, laminate flooring and access to:

Kitchen

10' 5" x 9' 9" (3.17m x 2.97m)

Fitted with a range of high gloss wall and base level units with laminate work surfaces over, sink unit, integrated gas hob, oven and microwave, spaces for undercounter fridge and freezer, radiator, tiled splashback, shelved alcove, laminate flooring and double glazed window to front aspect.

Bedroom One

9' 10" x 6' 8" (3.00m x 2.03m)

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

Bedroom Two

12' 3" x 10' 1" (3.73m x 3.07m)

Double glazed window to rear aspect and radiator.

Shower Room

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, shelved alcove, tiled flooring and walls.

Outside

Garage

With electric roller door.

Additional Notes

The vendor has advised that there is a locked cupboard located on the stairs.



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



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Waun Lee Court Bryn Pinwydden,

Pentwyn Cardiff

- Ground Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online [allenandharris.co.uk/Property/ROA113470](https://www.allenandharris.co.uk/Property/ROA113470)



Property Ref:
ROA113470 - 0002

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