



Glyn Eiddew, Pentwyn Cardiff CF23 7BS

welcome to

Glyn Eiddew, Pentwyn Cardiff

A well presented THREE 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, radiator, laminate flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator and vinyl flooring.

Lounge

14' 9" Max x 11' 8" Max (4.50m Max x 3.56m Max)
Double glazed window to front aspect, radiator and decorative fireplace.

Kitchen Area/ Dining Area

18' 7" x 11' 3" (5.66m x 3.43m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, oven and grill, cooker hood, integrated washing machine and dishwasher, tiled flooring, double glazed window to rear aspect, double glazed French doors providing access to rear and an additional double glazed back door.

First Floor

Landing

Built in airing cupboard housing tumbledryer, positive pressure ventilation and doors providing access to:

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)
Double glazed window to front aspect, radiator and built in wardrobes.

Bedroom Two

12' 2" x 9' 4" (3.71m x 2.84m)
Double glazed window to rear aspect, radiator and two built in cupboards.

Bedroom Three

10' 1" Max x 7' 6" Max (3.07m Max x 2.29m Max)
Double glazed window to front aspect and radiator.

Bathroom

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

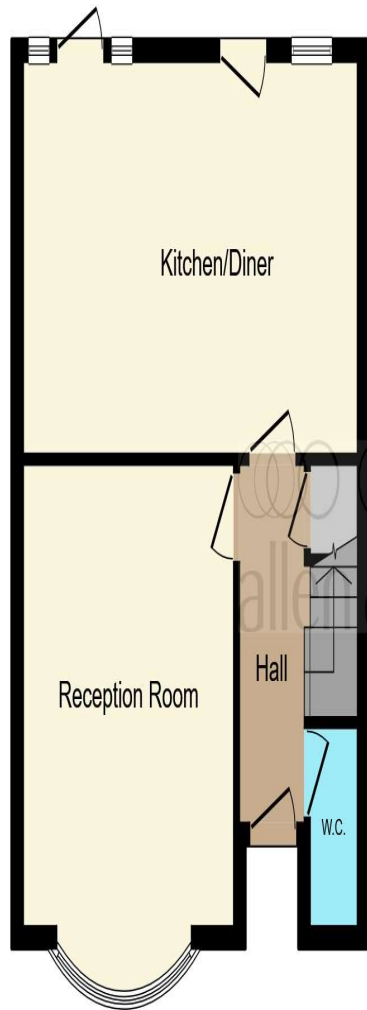
Outside

Front Garden

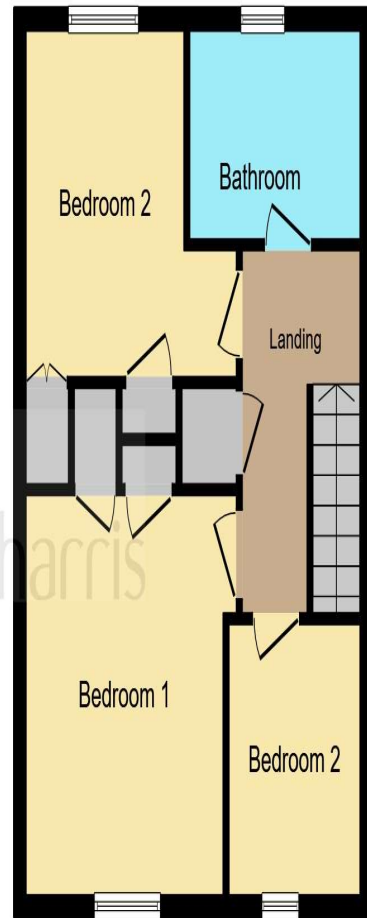
Mainly laid to lawn with hedgerow boundaries.

Rear Garden

Tiered garden with area laid to lawn on the lower level, steps leading up to upper patio area and driveway providing off street parking with gate.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Glyn Eiddew,
Pentwyn Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen Area and Dining Area
- First Floor Bathroom
- Front and Rear Gardens
- Driveway Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of
£275,000



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Property Ref:
ROA114034 - 0002

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