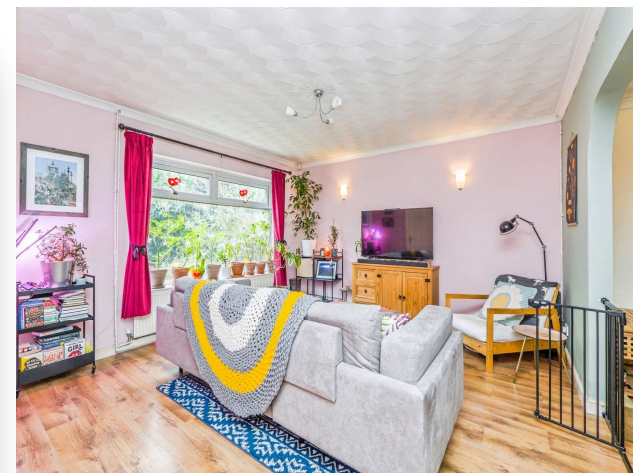




**Bryn Pinwydden, Pentwyn Cardiff CF23 7DG**

**welcome to**

## **Bryn Pinwydden, Pentwyn Cardiff**

A THREE BEDROOM SEMI DETACHED 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. Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed door to side into:

#### **Hallway**

Stairs rising to first floor, built in cupboard, laminate flooring and access to:

#### **Lounge Area**

15' 5" x 13' 5" ( 4.70m x 4.09m )

Double glazed window to front aspect, radiator, laminate flooring, built in storage cupboard and opens to:

#### **Dining Area**

11' 4" x 9' 2" ( 3.45m x 2.79m )

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

#### **Kitchen**

11' 4" x 8' 11" ( 3.45m x 2.72m )

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated induction hob, electric oven, washing machine, dishwasher, fridge/freezer and pull out bin, wall mounted combi boiler, under cabinet lighting, upright radiator, tiled flooring and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Double glazed window to side aspect, built in airing cupboard, loft hatch and doors providing access to:

#### **Bedroom One**

13' 5" x 12' 4" ( 4.09m x 3.76m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bedroom Two**

12' 4" Max x 11' 5" Max ( 3.76m Max x 3.48m Max )

Double glazed window to rear aspect, radiator and floorboards.

#### **Bedroom Three**

9' 9" x 8' 3" ( 2.97m x 2.51m )

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

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin inset to vanity unit, WC, heated towel rail, vinyl flooring, spotlight, PVC clad walls and double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Area laid to lawn, footpath, raised area, side access with planted beds and outside tap.

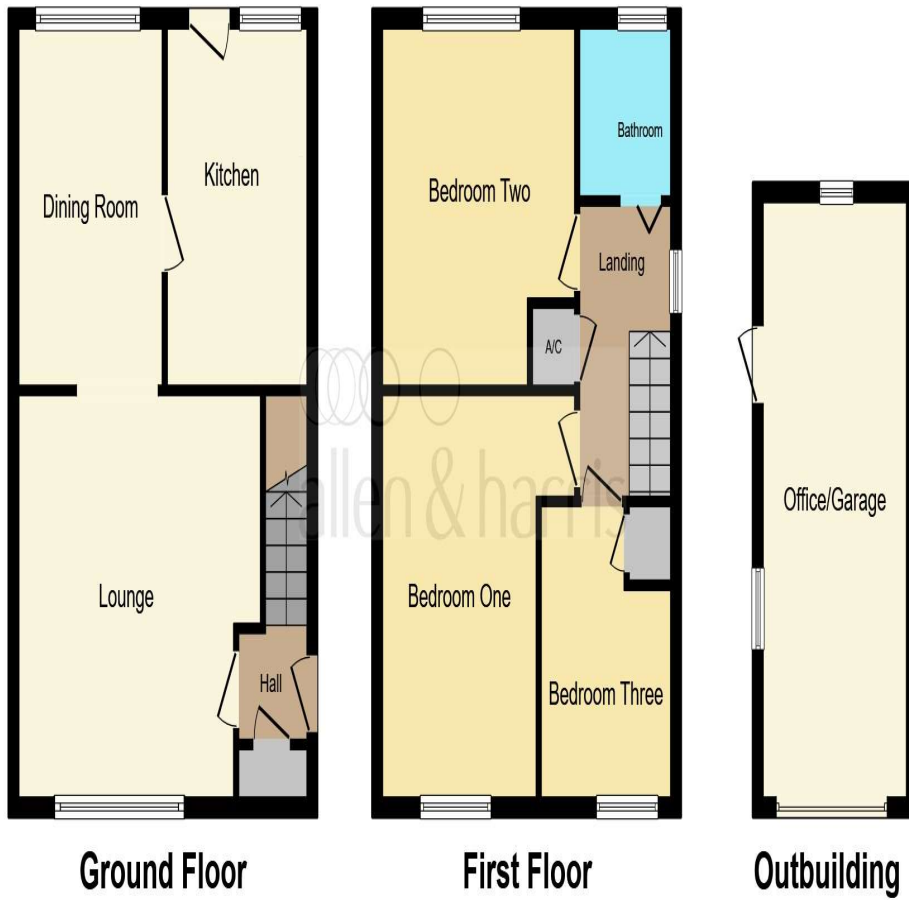
#### **Rear Garden**

Enclosed with patio area, decking area, footpath and side access from front and rear.

#### **Detached Garage**

20' x 9' 5" ( 6.10m x 2.87m )

With up and over door, electricity and pedestrian door access to side.



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.



**welcome to**  
**Bryn Pinwydden,**  
**Pentwyn Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Detached Garage
- Popular Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£270,000**



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Property Ref:  
ROA114400 - 0002

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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)