



Bryn Celyn, Pentwyn Cardiff CF23 7EL

welcome to

Bryn Celyn, Pentwyn Cardiff

A THREE BEDROOM MID TERRACED 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 triple glazed composite front door into:

Porch

Loft hatch, tiled flooring and door providing access to:

Hallway

Stairs rising to first floor, radiator, tiled flooring, wood flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring and single glazed window.

Lounge

15' 3" x 11' 10" (4.65m x 3.61m)

Triple glazed double doors providing access to front and radiator.

Dining Room

11' 2" x 8' 7" (3.40m x 2.62m)

Triple glazed doors providing access to rear, tiled flooring and door providing access to:

Kitchen Area

10' 7" x 8' 7" (3.23m x 2.62m)

Fitted with a recently replaced 'Wren' wall and base level units, sink unit, Spaces for electric "Smelt" cooker, washing machine and dishwasher, cooker hood, tiled flooring, triple glazed window to rear aspect and triple glazed composite door providing access to rear.

First Floor

Landing

Loft hatch, built in wardrobe and doors providing access to:

Bedroom One

13' 7" x 11' 4" (4.14m x 3.45m)

Triple glazed window to front aspect, radiator, floorboards and built in wardrobe.

Bedroom Two

12' 4" x 11' 4" (3.76m x 3.45m)

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

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

Triple glazed window to front aspect, radiator and floorboards.

Shower Room

Fitted with a three piece suite comprising walk in shower, WC and wash hand basin inset to vanity unit, PVC wall panelling, laminate flooring, cupboard housing combi boiler, heated towel rail and triple glazed window to rear aspect.

Outside

Front Garden

Tiered with area laid to lawn to upper tier, stone chipped area to lower tier and gated access.

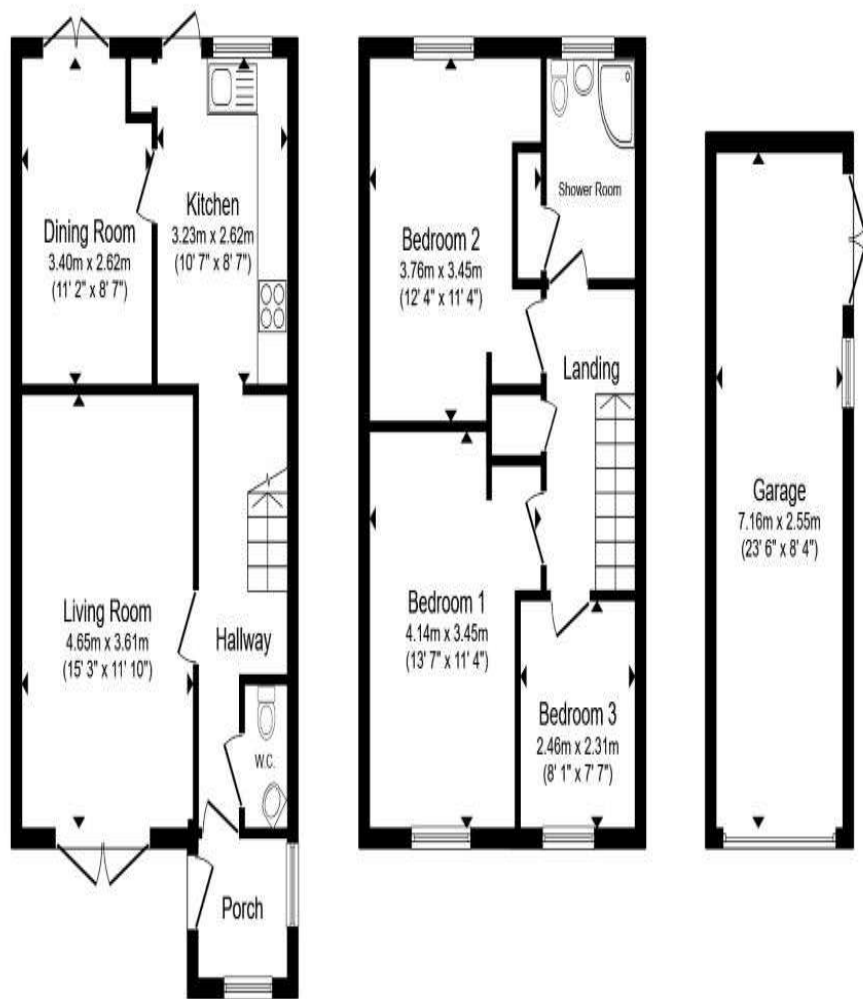
Rear Garden

Patio to upper level, gated access to driveway and access to:

Detached Garage

23' 6" x 8' 4" (7.16m x 2.54m)

Double glazed window to side aspect, flat roof and access via wooden side door only.



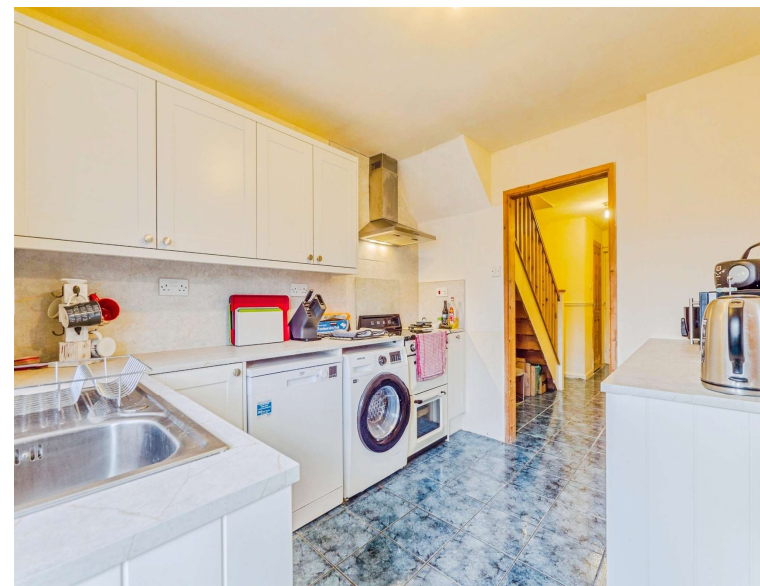
Ground Floor

First Floor

Garage

Total floor area 108.1 m² (1,164 sq.ft.) approx

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.propertybox.io



welcome to
Bryn Celyn,
Pentwyn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge and Downstairs WC
- Dining Room
- Recently Fitted 'Wren' Kitchen
- First Floor Shower Room
- Front and Rear Gardens
- Detached Garage and Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA114475



Property Ref:
ROA114475 - 0002

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