



Ardwyn, Pantmawr, Rhiwbina Cardiff CF14 7HE



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 Ardwyn, Pantmawr, Rhiwbina Cardiff

- Chain Free Semi-Detached House In A Popular Location
- Light And Airy Open Plan Reception Areas With Woodburning Stove
- Kitchen/Breakfast Room With Ample Storage And Some Fitted Appliances
- Three Well-Proportioned Bedrooms
- Stylish First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold

£370,000



Entrance Hall Cloakroom - W/c

Reception Area One

14' 1" widest x 12' 5" widest (4.29m widest x 3.78m widest)

Reception Area Two

11' 7" widest x 11' 3" widest (3.53m widest x 3.43m widest)

Kitchen/breakfast Room

16' 3" widest x 8' 5" widest (4.95m widest x 2.57m widest)

First Floor Landing

Bedroom One

11' 5" widest x 10' 3" widest (3.48m widest x 3.12m widest)

Bedroom Two

11' 8" widest x 11' 4" widest (3.56m widest x 3.45m widest)

Bedroom Three

7' widest x 6' 9" widest (2.13m widest x 2.06m widest)

Bathroom

Front Garden/driveway Rear Garden

view this property online allenandharris.co.uk/Property/WTC107709



Property Ref:

WTC107709 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk