



Tyn Y Pwll Road, Cardiff CF14 1AT

welcome to

Tyn Y Pwll Road, Cardiff

Four bedroom semi detached property. Entrance hallway, cloakroom, Lounge, Dining area opening to a modern kitchen. To the first floor two bedrooms and a modern bathroom suite, to the top floor two bedrooms with an ensuite to one of the bedrooms. Brand new central heating system!



Entrance Hall

Entrance hall entered via UPVC door with original tiled flooring, coving, radiator, stairs off to first floor and storage cupboard.

Lounge

10' 11" x 15' 3" into bay (3.33m x 4.65m into bay)
Lounge with laminate flooring, radiator, feature fire surround with open fire, coving and UPVC bay window to front.

Dining Room

16' 8" max x 11' 7" (5.08m max x 3.53m)
Dining room with original tiled flooring, coving, built in cupboard, feature fire surround with log burner and UPVC windows to the side and rear.

Kitchen

13' 5" x 7' 3" (4.09m x 2.21m)
Fitted kitchen with wall and base units with worktops over, laminate flooring, part tiled splash backs, sink and drainer, oven with gas hobs over and extractor fan, power points, plumbing for washing machine/dishwasher, space for fridge freezer, UPVC windows to the side and rear and UPVC obscure door to rear garden.

Landing

Landing with carpet flooring, radiator, cupboard with wall mounted gas central heating boiler, stairs off to loft and UPVC windows to front and side.

Bedroom One

14' 9" bay x 10' 3" (4.50m bay x 3.12m)
Double bedroom with carpet flooring, radiator, coving and UPVC window to the front.

Bedroom Two

11' 2" x 10' 6" max (3.40m x 3.20m max)
Double bedroom with carpet flooring, radiator and UPVC window to the rear.

Bedroom Three

13' 7" max x 7' 3" (4.14m max x 2.21m)
Bedroom with carpet flooring and two UPVC

windows to rear. Ensuite with close coupled W/C, wash hand basin and UPVC window to the side.

Bedroom Four

7' 7" max x 13' 4" max (2.31m max x 4.06m max)
Bedroom with carpet flooring and sky light to front.

Bathroom

Family bathroom with wash hand basin, close coupled W/C, shower cubicle, panelled bath, heated towel rail and UPVC window to rear.

Front Garden

Front garden with potential for off road parking.

Rear Garden

Enclosed rear garden with patio area to the front, laid lawn, further patio area to the rear and summer house.



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welcome to

Tyn Y Pwll Road, Cardiff

- FOUR BEDROOM SEMI DETACHED
- ENCLOSED REAR GARDEN
- NEW CENTRAL HEATING SYSTEM
- POTENTIAL OFF ROAD PARKING
- NEW KITCHEN AND BATHROOM

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC106655 - 0009

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