



£200,000 Freehold

Brynheulog | Cardiff | CF23 7JF

Hern & Crabtree

Welcome to this charming end terrace house located in Brynheulog, Pentwyn, Cardiff. With easy access to amenities and excellent links to the A48 and M4, this property not only offers a beautiful living space but also a convenient lifestyle and is offered to the market with no onward chain.

The accommodation comprises an entrance hall, cloakroom, kitchen, and an open plan lounge diner to the ground floor opening onto the garden. On the first floor, there are two bedrooms and a bathroom. The property has a landscaped enclosed rear garden and there is off-street parking for two vehicles, one directly in front of the house and the other a little further along the road. This would be a great property for first-time buyers or those looking for an investment.

Don't miss out on the opportunity to make this charming end terrace house your new home sweet home in Cardiff.



Entrance Hall

Composite door to the front, stairs to the first floor, wood laminate flooring. Squared off arch to the kitchen.

Cloakroom

Double obscure glazed window to the front, WC, wash basin, radiator. Laminate floor.

Kitchen 9'10 x 5'2 max

Double glazed window to the front. Matching wall and base units with four ring integrated gas hob with cooker hood over, integrated oven. 1.5 bowl stainless steel sink, integrated washing machine. Space for fridge freezer, laminate floor. Concealed gas boiler.

Lounge Diner 12'1 x 14'8

Double glazed french doors to the garden, laminate flooring two radiators. Built-in cupboard.

First Floor

Stairs rise up from the entrance hall.

Landing

Loft access hatch. Radiator, wood laminate flooring, doors to:

Bedroom One 8'8 max x 12'1

Double glazed window to the front, radiator, laminate flooring. Built in cupboard.

Bedroom Two 12'8 max x 8'3

Double glazed window to the rear, radiator, wood laminate flooring.

Bathroom

WC, wash basin, bath with shower plumbed over, glass screen and vanity cupboard, tiled walls. Heated towel rail.

External

Front

Off Street parking for two vehicles, with one being directly outside the front door and the other being a little further along the road. Mature shrubs and flower borders. Storm porch to the front of the property, outside light.

Rear Garden

Enclosed rear garden, gate to the

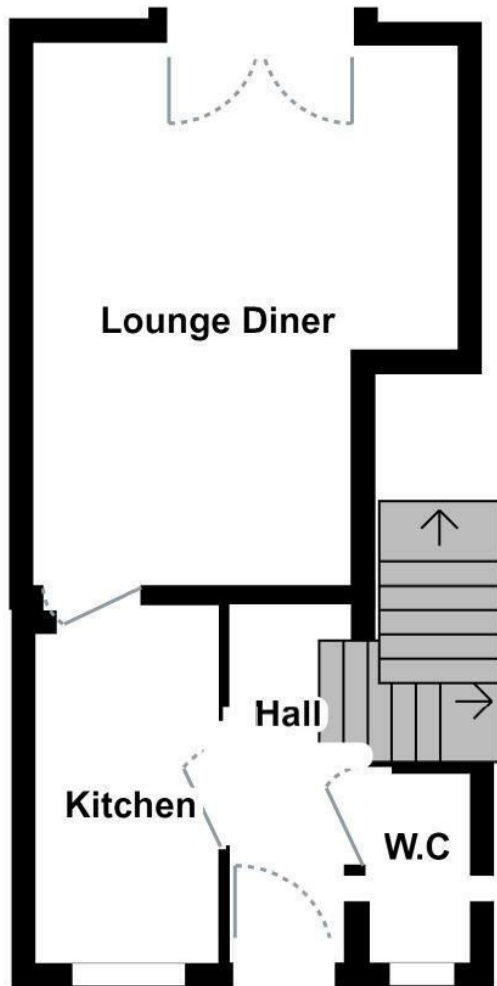
side, split level patio, stone chippings, further sitting area. Mature privacy hedges and trellis.

Additional Information

We have been advised by the vendor that the property is Freehold. EPC - To Follow Council Tax Band - D

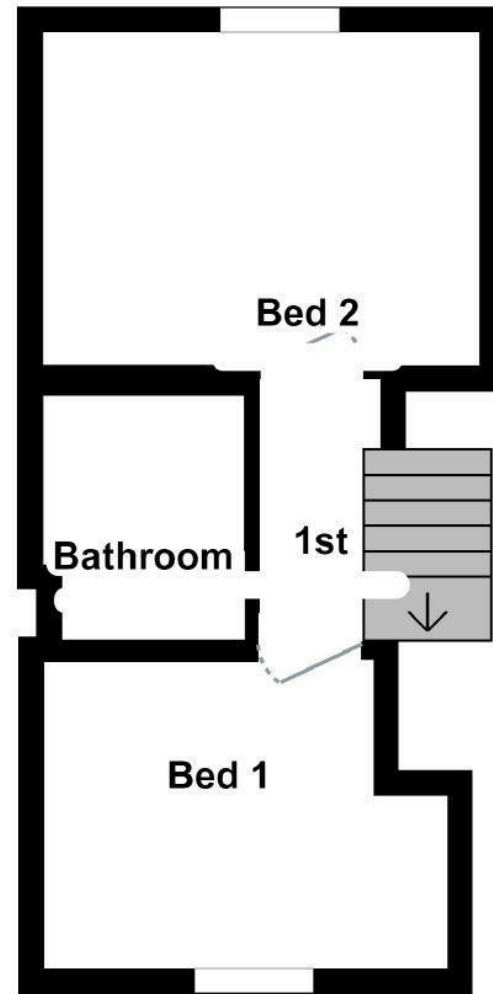






For illustration purposes only. Not to scale.

Ground Floor

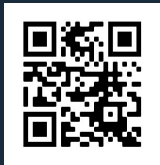
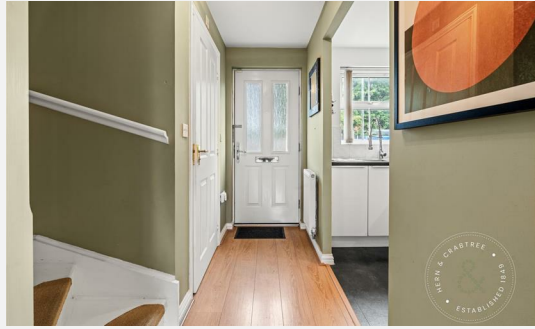
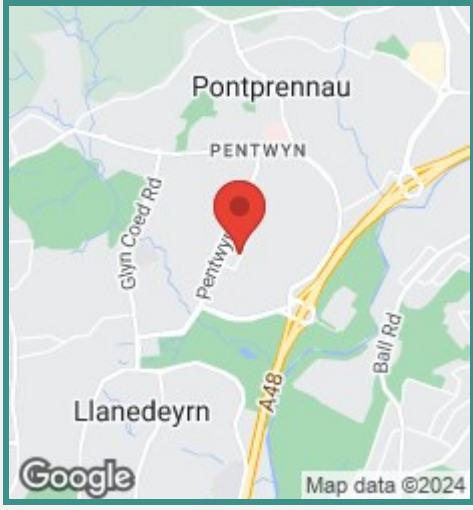


For illustration purposes only. Not to scale.

Second Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.