

Bryn Pinwydden

CARDIFF, CF23 7DG

GUIDE PRICE £260,000

**Hern &
Crabtree**



Bryn Pinwydden

Tucked away at the end of a peaceful cul-de-sac, this stylishly presented three-bedroom semi-detached house has been thoughtfully improved by the current owners. A newly fitted composite door leads into the entrance hall, which flows into a spacious living room. The adjoining dining room, featuring French doors to the rear garden, connects seamlessly to a modern fitted kitchen. Upstairs, three well-proportioned bedrooms and a good-size family bathroom offer comfortable living.

The home benefits from excellent natural light, thanks to large front and rear windows. Outside, the landscaped rear garden features sandstone paving and a dedicated play area, while the front garden is beautifully maintained with a lawn, shrubs, and flowers. A detached single garage provides extra storage, with additional parking options available at the rear.

Pentwyn is a residential suburb in the northeast of Cardiff, Wales, known for its family-friendly atmosphere, green spaces, and convenient access to the city center. The area offers a mix of housing, from modern estates to traditional homes, catering to a variety of residents. It is well-served by local amenities, including schools, shops, and healthcare facilities. Pentwyn is also home to Parc Coed y Nant and the Pentwyn Leisure Centre, which features a swimming pool and sports facilities. With easy access to the A48 and M4, as well as good public transport links, Pentwyn is a popular choice for commuters and families alike.



1102.00 sq ft

Entrance Hall

Entered via a double glazed composite door to the side aspect, matching obscure glazed window. Glazed door to living room, stairs to the first floor, radiator, wood laminate flooring. Room for coats and shoes.

Living Room

15'4" x 13'5"

Double glazed window to the front, wood laminate flooring. Under stair storage cupboard. Radiator. Doorway to dining room.

Dining Room

9'1" x 11'4"

Double glazed french doors to the garden, radiator, wood laminate flooring. Door to kitchen.

Kitchen

11'3" x 8'10"

Double glazed window to the rear. Wall and base units with work tops over, four ring gas hob with cooker hood over, tiled splash backs. Integrated oven. 1.5 bowl ceramic sink and drainer with mixer tap. Integrated slimline dishwasher. Integrated washer dryer. Integrated fridge freezer. Integrated wine rack, concealed gas combination boiler. Wood grain tiled floor in herringbone style.

First Floor

Stairs rise up from the entrance hall.

Landing

Double obscure glazed window to the side. Loft access hatch, banister. Airing cupboard with shelving. Doors to:

Bedroom One

13'5" max x 11'3"

Double glazed window to the front, radiator.

Bedroom Two

11'5" max x 9'4" max

Double glazed window to the rear, radiator.

Bedroom Three

7'0" x 9'9" max

Double glazed window to the front, radiator. Stairwell recess.

Bathroom

9'4" x 5'7"

Double obscure glazed window to the rear. Bath with electric shower over, glass screen. Extractor fan, WC, wash basin, vinyl floor. Radiator, part tiled walls.

External

Front

Lawn, mature shrubs and flower borders wrapping around to the side entrance.

Rear Garden

Enclosed landscaped paved garden with sand stone pavers, brick retaining walls, stone chippings. Further raised patio area. Separate play area. Gate to the rear for rear access. Door access to garage.

Single Garage

Detached single garage, door to the rear aspect.

Additional Information

We have been advised by the vendor that the property is Freehold.

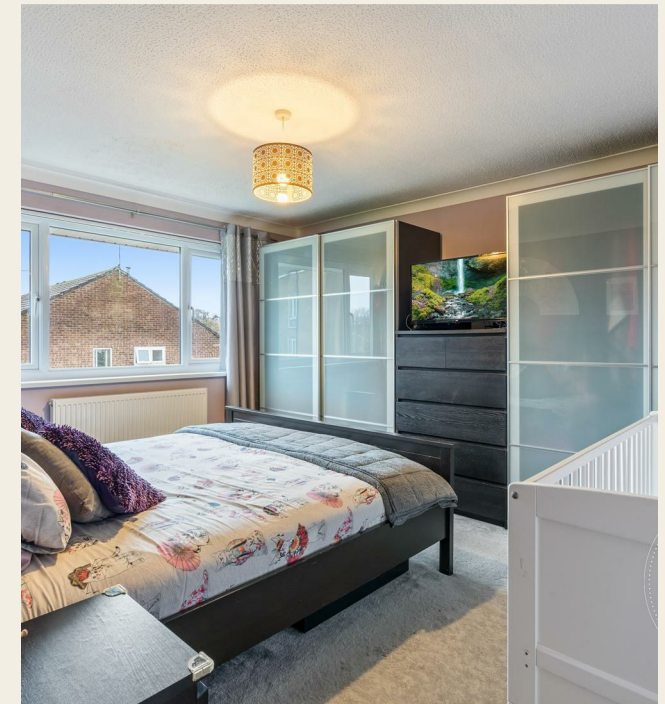
EPC -

Council tax Band -

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies,

costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

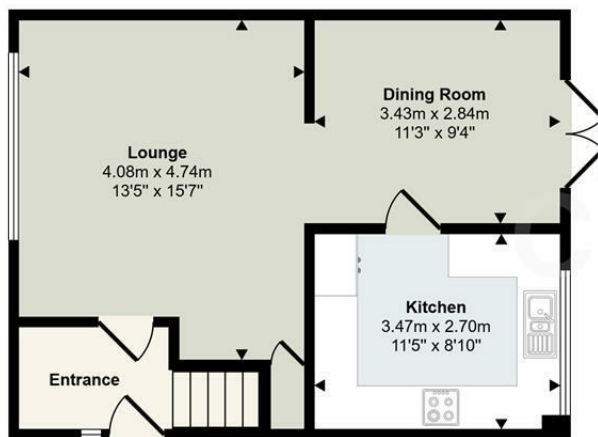




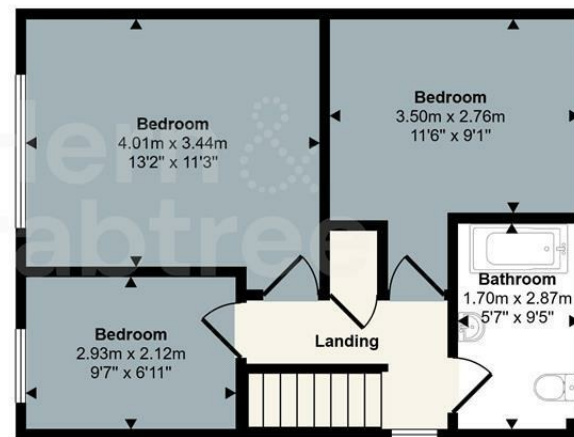
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



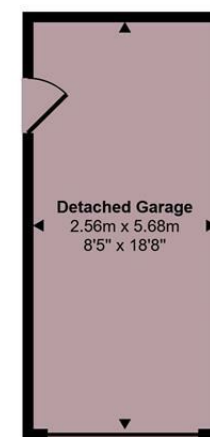
Approx Gross Internal Area
102 sq m / 1102 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft



First Floor
Approx 44 sq m / 477 sq ft



Detached Garage
Approx 14 sq m / 156 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



**Hern &
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