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Brynteg, Rhiwbina Cardiff  
£565,000

 **peter  
alan**

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## About the property

The property comprises a light and spacious entrance hall with a cloakroom, three formal reception rooms, a good size kitchen/breakfast room and a shower room to the ground floor. To the first floor are three double bedrooms and a family bathroom. The property is double glazed with gas heating. Situated on a wide plot with off road parking and a detached garage. The rear garden is secluded and of a good size. Potential for further extension and an 'in out' driveway subject to the necessary planning permissions.

## Accommodation

### Entrance Hall

11' 2" x 9' 4" ( 3.40m x 2.84m )

### Cloakroom Cupboard

6' 7" x 3' 3" ( 2.01m x 0.99m )

### Living Room

12' 2" x 10' 7" ( 3.71m x 3.23m )

### Lounge

15' 5" x 11' 4" ( 4.70m x 3.45m )

### Kitchen

12' 2" maximum x 21' 5" ( 3.71m maximum x 6.53m )

### Formal Dining Room

12' 9" x 10' 9" ( 3.89m x 3.28m )

### Shower Room

7' 3" x 6' 4" ( 2.21m x 1.93m )

### Bedroom One

15' 5" x 11' 5" ( 4.70m x 3.48m )

### Bedroom Two

12' 2" x 10' 5" ( 3.71m x 3.17m )

### Bedroom Three

12' 6" x 9' 4" ( 3.81m x 2.84m )

### Bathroom

6' 5" x 6' 5" ( 1.96m x 1.96m )











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