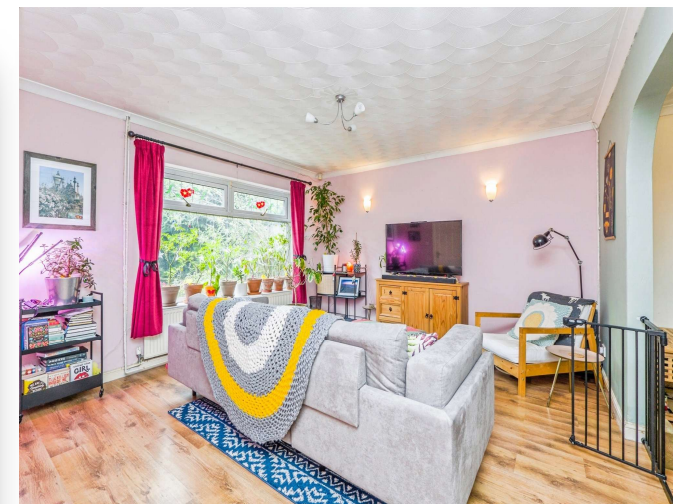




Bryn Pinwydden, Pentwyn Cardiff CF23 7DG

welcome to

Bryn Pinwydden, Pentwyn Cardiff

This home enjoys a great location, ideal for anyone needing quick and convenient access to the A48/M4 corridor. Well presented throughout, it offers comfortable living space in a popular and well-connected area. Internal viewing is strongly recommended to appreciate what this property has to offer.

Ground Floor

Entrance

Via a double glazed door to side into:

Hallway

Stairs rising to first floor, built in cupboard, laminate flooring and access to:

Lounge Area

15' 5" x 13' 5" (4.70m x 4.09m)

Double glazed window to front aspect, radiator, laminate flooring, built in storage cupboard and opens to:

Dining Area

11' 4" x 9' 2" (3.45m x 2.79m)

Double glazed window to rear aspect, laminate flooring and radiator.

Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated induction hob, electric oven, washing machine, dishwasher, fridge/freezer and pull out bin, wall mounted combi boiler, under cabinet lighting, upright radiator, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Double glazed window to side aspect, built in airing cupboard, loft hatch and doors providing access to:

Bedroom One

13' 5" x 12' 4" (4.09m x 3.76m)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Two

12' 4" Max x 11' 5" Max (3.76m Max x 3.48m Max)

Double glazed window to rear aspect, radiator and floorboards.

Bedroom Three

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window to front aspect, radiator, laminate flooring and built in cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin inset to vanity unit, WC, heated towel rail, vinyl flooring, spotlight, PVC clad walls and double glazed window to rear aspect.

Outside

Front Garden

Area laid to lawn, footpath, raised area, side access with planted beds and outside tap.

Rear Garden

Enclosed with patio area, decking area, footpath and side access from front and rear.

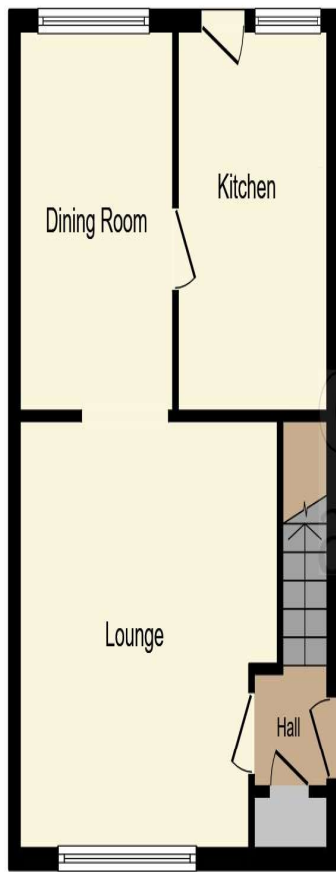
Detached Garage

20' x 9' 5" (6.10m x 2.87m)

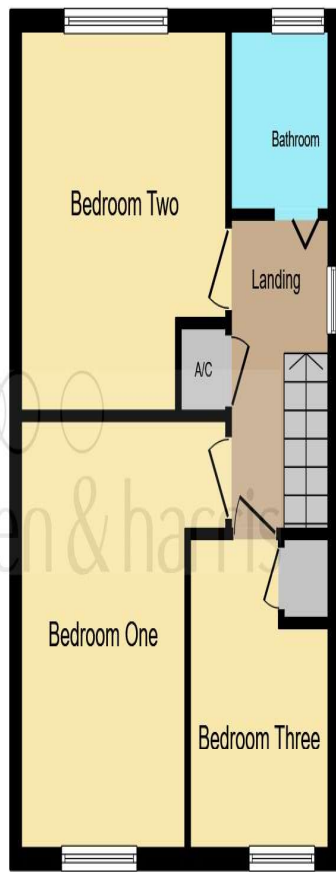
With up and over door, electricity and pedestrian door access to side.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Outbuilding

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
Bryn Pinwydden,
Pentwyn Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£260,000



view this property online allenandharris.co.uk/Property/ROA114400



Property Ref:
ROA114400 - 0008

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.

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