



5 Wynccliffe Gardens, Pentwyn

£430,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Entrance Hall

14' 10" x 6' 7" (4.53m x 2.00m)

Entered via composite door with inset obscured double glazed panel and obscured double glazed panel to side. Radiator with decorative cover. Amtico flooring. Stairs to first floor.

W.c

LVT flooring. W.c, corner wash hand basin with mixer tap and storage below. Chrome heated towel rail.

Kitchen

16' 1" x 6' 11" (4.91m x 2.12m)

Double glazed window to front. Obscured glazed door to side. Tiled flooring. Radiator. Modern base and wall units with Quartz work surfaces incorporating composite sink unit with mixer tap. Built in double oven, 4 ring gas hob and extractor over. Integrated dishwasher, fridge/ freezer. Plumbing and space for washing machine and tumble dryer.

Lounge

13' 8" x 15' 4" (4.17m x 4.67m)

Double glazed uPVC bay window to rear. Amtico flooring. Radiator. Feature fireplace with electric fire. Square arch to dining area.

Dining Area

7' 2" x 9' 7" (2.18m x 2.93m)

Double glazed uPVC doors to rear garden. Amtico flooring. Radiator.

First Floor Landing

Radiator with decorative cover. Access to loft space.

Bedroom One

10' 6" x 10' 8" (3.19m x 3.25m)

Double glazed uPVC window to front. Fitted wardrobes. Laminate flooring. Radiator. Door to en-suite.

En-suite

Obscured double glazed uPVC window to side. Tiled walls. LVT flooring. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rail. Shaver point.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.58m)

Double glazed uPVC window to front. Laminate flooring. Radiator. Fitted wardrobes.

Bedroom Three

9' 1" x 7' 11" (2.77m x 2.42m)

Double glazed uPVC window to rear. Laminate flooring. Fitted wardrobe. Radiator.

Bedroom Four

9' 1" x 7' 5" (2.78m x 2.26m)

Double glazed uPVC window to rear. Laminate flooring. Radiator.

Bathroom

11' 3" x 6' 9" (3.44m x 2.07m)

Obscured double glazed uPVC window to rear. Part panelled walls. Vinyl flooring. Radiator. Airing cupboard housing Worcester combi boiler and with shelving. Panelled bath with hot and cold taps and mains shower over, pedestal wash hand basin with mixer tap, w.c. Shaver point.

Entrance Hall

14' 10" x 6' 7" (4.53m x 2.00m)

Entered via composite door with inset obscured double glazed panel and obscured double glazed panel to side. Radiator with decorative cover. Amtico flooring. Stairs to first floor.

W.c

LVT flooring. W.c, corner wash hand basin with mixer tap and storage below. Chrome heated towel rail.

Kitchen

16' 1" x 6' 11" (4.91m x 2.12m)

Double glazed window to front. Obscured glazed door to side. Tiled flooring. Radiator. Modern base and wall

Bedroom One

10' 6" x 10' 8" (3.19m x 3.25m)

Double glazed uPVC window to front. Fitted wardrobes. Laminate flooring. Radiator. Door to en-suite.

En-suite

Obscured double glazed uPVC window to side. Tiled walls. LVT flooring. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rail. Shaver point.

Bedroom Two

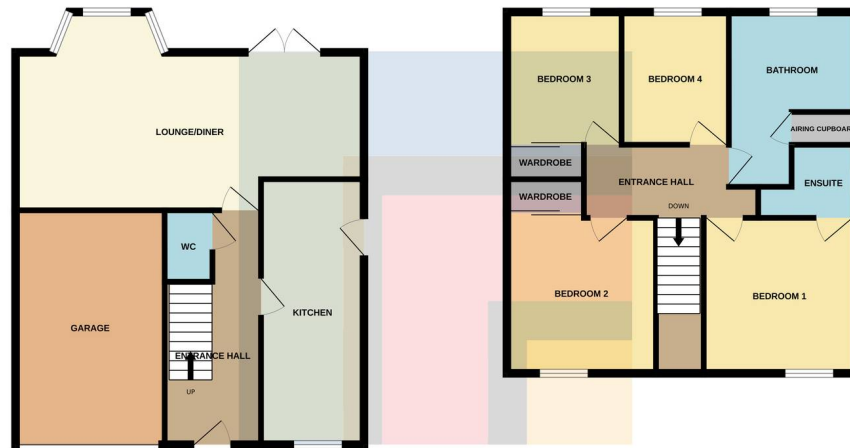
10' 8" x 8' 6" (3.25m x 2.58m)

Double glazed uPVC window to front. Laminate flooring. Radiator. Fitted wardrobes.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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