



**Brynheulog, Pentwyn Cardiff CF23 7JF**

**welcome to**

## **Brynheulog, Pentwyn Cardiff**

A stylish three-storey townhouse in sought-after Pentwyn, close to local amenities and excellent transport links.

Offering a lounge/dining area, kitchen, ground floor WC, four bedrooms (master with en-suite), and family bathroom. Further benefits include an enclosed rear garden, garage and parking.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, radiator and doors providing access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and double glazed window to front aspect.

#### **Lounge/Dining Area**

14' 6" x 13' 2" ( 4.42m x 4.01m )

Double glazed sliding doors providing access to rear garden, radiator, powerpoint and built in understairs storage.

#### **Kitchen**

12' x 5' 7" ( 3.66m x 1.70m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, plumbing for washing machine, integrated hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, powerpoints and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Stairs rising to second floor and doors providing access to:

#### **Bedroom Three**

12' 10" x 11' 1" ( 3.91m x 3.38m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bedroom Four**

12' 9" x 8' 2" ( 3.89m x 2.49m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin and radiator.

### **Second Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

12' 9" x 11' 1" ( 3.89m x 3.38m )

Double glazed window to rear aspect, radiator, powerpoints and doors providing access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and radiator.

#### **Bedroom Two**

12' 9" x 8' 9" ( 3.89m x 2.67m )

Double glazed window to front aspect, radiator, powerpoints, built in wardrobe and built in cupboard housing water tank.

### **Outside**

#### **Front**

Steps leading up to front entrance.

#### **Rear Garden**

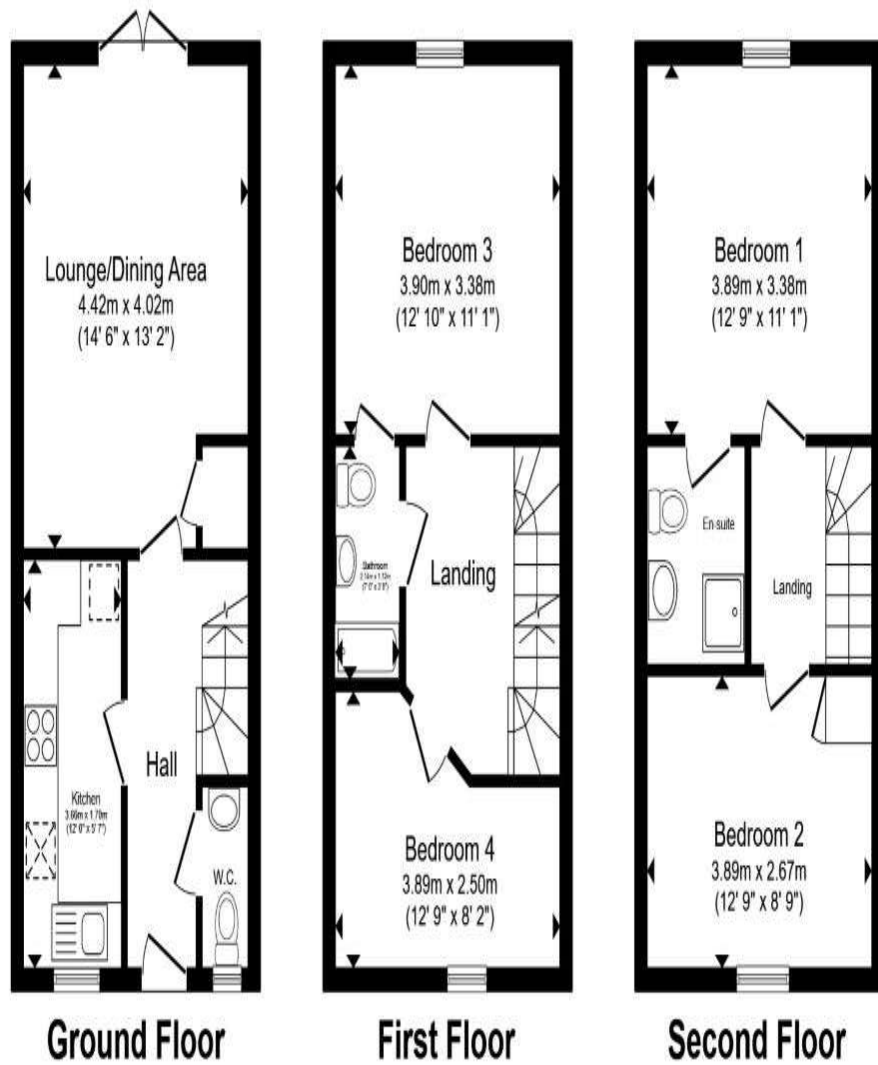
Enclosed with decking area and area laid to lawn.

#### **Garage En-Bloc**

With up and over door.

#### **Allocated Parking**

The vendors have advised that there is allocated parking with the property.



Total floor area 96.5 m<sup>2</sup> (1,039 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Brynheulog,**  
**Pentwyn Cardiff**

- End Terraced Townhouse
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge/Dining Area
- Fitted Kitchen

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

offers in excess of  
**£290,000**



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Property Ref:  
ROA114854 - 0003

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