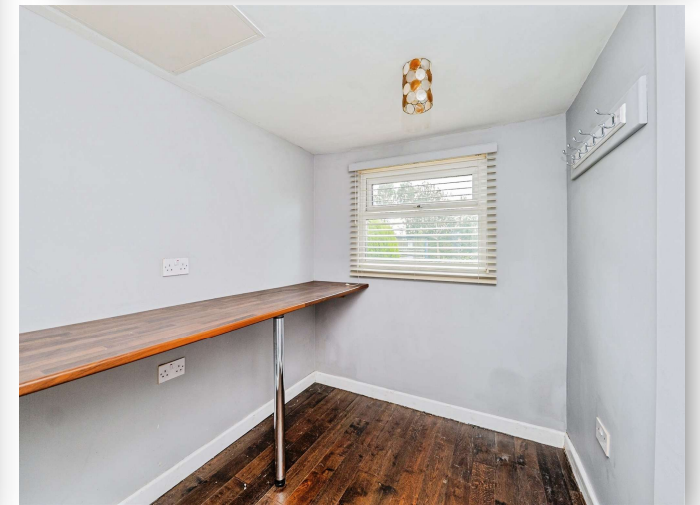




Bryn Celyn, Pentwyn Cardiff CF23 7EN

welcome to

Bryn Celyn, Pentwyn Cardiff

No Onward Chain! A fantastic three-bedroom mid-terrace home in the sought-after area of Pentwyn, close to local amenities, schools and transport links. Benefiting from a lounge, dining area, fitted kitchen, front and rear gardens, and a detached garage. Viewing highly recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Porch/Utility Area

7' 3" x 6' 11" (2.21m x 2.11m)

Double glazed window to front aspect, wooden flooring, work surface and door providing access to:

Hallway

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

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit and heated towel rail.

Lounge Area

15' 1" x 10' 10" (4.60m x 3.30m)

Double glazed window to front aspect, laminate flooring, radiator, powerpoint and opens to:

Dining Area

10' 6" x 7' 10" (3.20m x 2.39m)

Double glazed patio doors providing access to rear garden, radiator, powerpoints and door providing access to:

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven with extractor over, space for fridge/freezer, powerpoint, tiled splashback, double glazed window to rear aspect and door providing access to rear garden.

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

13' 5" x 9' 6" (4.09m x 2.90m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three

8' 2" x 7' 7" (2.49m x 2.31m)

Double glazed window to front aspect, radiator and powerpoint.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator and double glazed obscure window to rear aspect.

Outside

Front

Enclosed by low brick wall, areas laid to lawn and path leading to front entrance.

Rear Garden

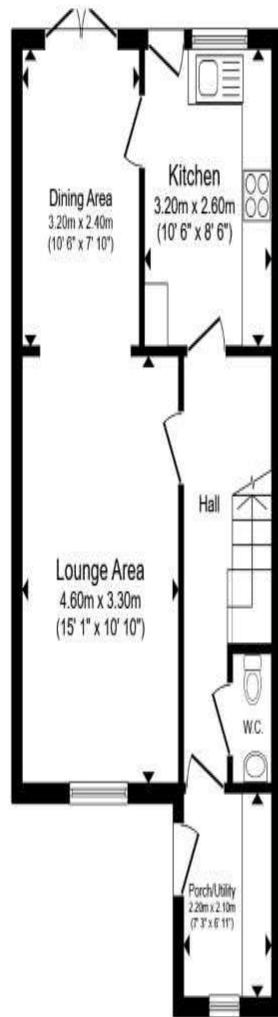
Enclosed, with paved patio area, stone chipped area, area laid to lawn, access to garage with path leading to gated rear access.

Detached Garage

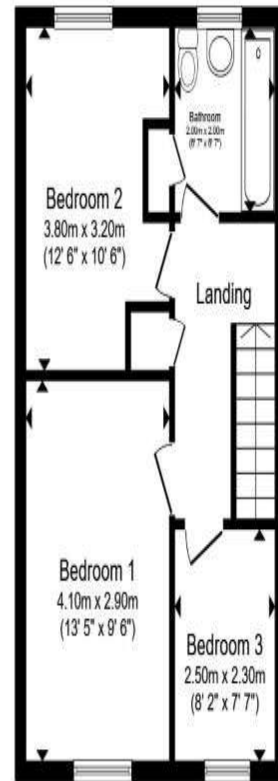
With up and over door and pedestrian door access from garden.

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."



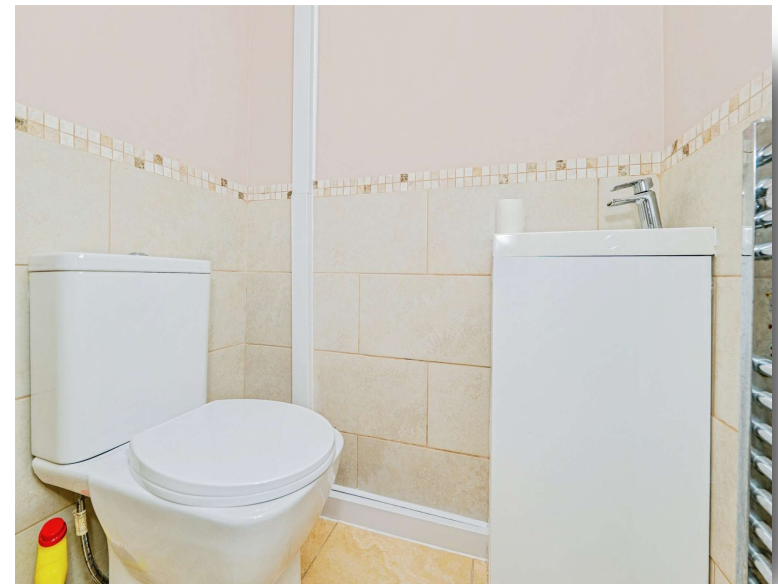
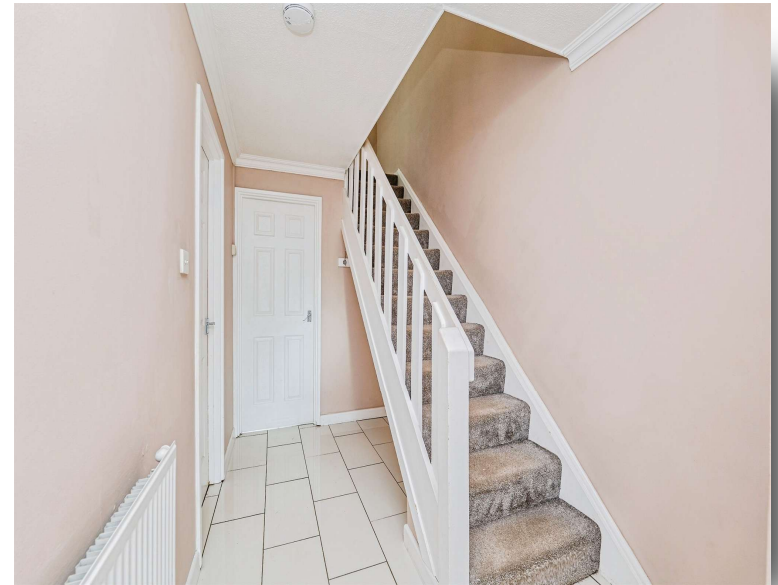
Ground Floor



First Floor

Total floor area 84.7 m² (912 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



welcome to
Bryn Celyn,
Pentwyn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen and Downstairs WC
- First Floor Bathroom

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

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA115131



Property Ref:
ROA115131 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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