



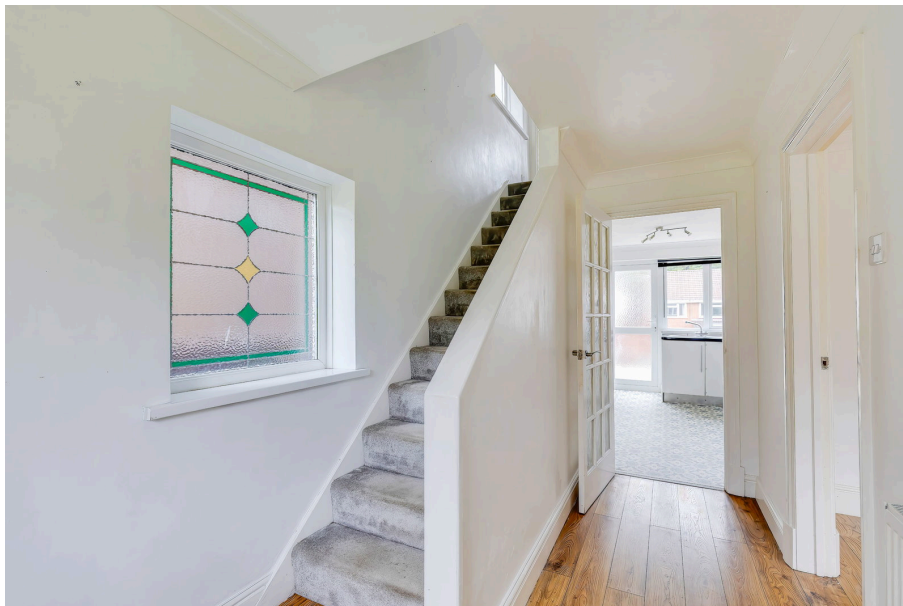
Hogg & Hogg

Estate Agents

Bryncyn, Cardiff, CF23 7BL

£270,000

3 1 2



Located in the popular Bryncyn area of Pentwyn, this lovely three-bedroom semi-detached freehold property offers spacious and well-presented accommodation, ideal for families and first-time buyers alike.

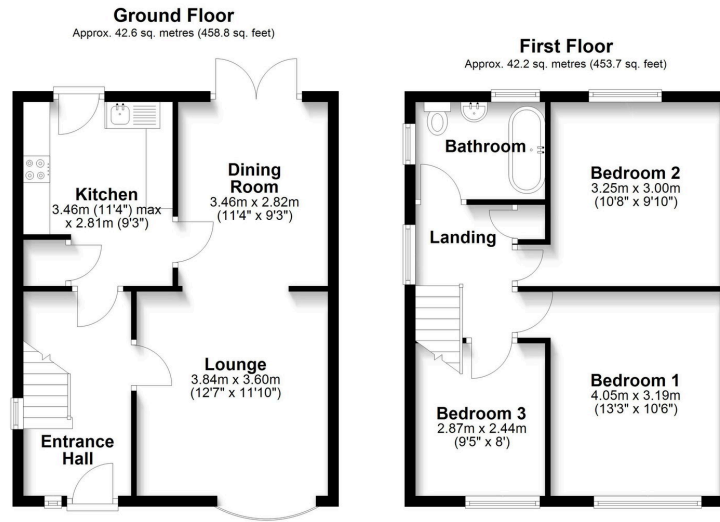
Conveniently situated close to local shops, doctors, dentists, vets, parks and well-regarded primary schools, the property also benefits from excellent transport links to Cardiff city centre and easy access to the A48 and M4.

Internally, the property offers generous living space with an open-plan lounge and dining room, featuring French doors opening onto the rear garden, creating a bright and airy feel throughout. A modern fitted kitchen completes the ground floor accommodation.

Upstairs are three good-sized bedrooms along with a family bathroom. Additional benefits include double glazing throughout and a combi boiler approximately three years old.

Externally, the property enjoys an enclosed front garden with wall and fence boundaries, a central pathway and lawns to either side. The rear garden is designed for easy maintenance and arranged over two levels, with a paved seating area to the upper section and a lawned garden below. There is also access to the garage.





Total area: approx. 84.8 sq. metres (912.5 sq. feet)

- Freehold Semi Detached Property
- Two Reception Rooms
- Bathroom
- Garage
- Council Tax Band D
- Three Bedrooms
- Kitchen
- Front & Rear Gardens
- EPC Rating tbc
- Local Amenities



02920 10 25 25
www.hoggandhogg.wales

Company Registration No. 10417015 Address: 20 Maryport Road, Penylan, Cardiff, CF23 5JX