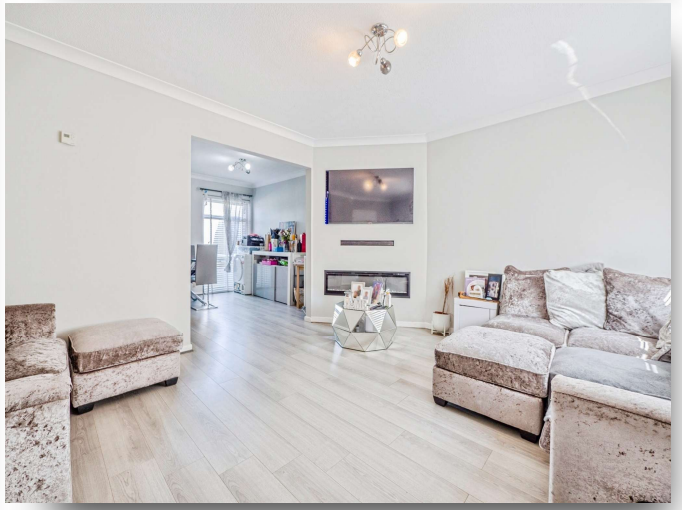






Glyn Eiddew,Pentwyn Cardiff CF23 7BP

allen & harris

welcome to

Glyn Eiddew, Pentwyn Cardiff

A well-presented three-bedroom semi detached family home in the sought-after area of Pentwyn, offering spacious living accommodation, front and rear gardens, and a garage. Ideally located close to local amenities, schools, and excellent transport links. Early viewing highly recommended.

Ground Floor

Entrance
Via a double glazed composite front door into:

Hall
Stairs rising to first floor and access to:

Lounge Area
15' 4" x 13' 1" (4.67m x 3.99m)
Double glazed window to front aspect, media wall, radiator, powerpoints and opens to:

Dining Area
11' 1" x 8' 11" (3.38m x 2.72m)
Double glazed window to rear aspect, radiator and powerpoint.

Kitchen
11' 6" x 9' 3" (3.51m x 2.82m)
Fitted with a range of modern high gloss grey wall and base level units with complementary work surfaces over, sink unit, integrated gas hob with cooker hood and integrated double oven, spaces for washing machine and fridge/freezer, radiator and door providing access to:

Downstairs Wc
Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to rear aspect.

First Floor

Landing
Airing cupboard and doors providing access to:

Bedroom One
13' 5" x 10' (4.09m x 3.05m)
Double glazed window to front aspect, radiator and powerpoints.

Bedroom Two
12' 2" x 11' 1" (3.71m x 3.38m)
Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Three
9' 11" x 7' 10" (3.02m x 2.39m)
Double glazed window to front aspect, radiator and powerpoints.

Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit and double glazed obscure window to rear aspect.

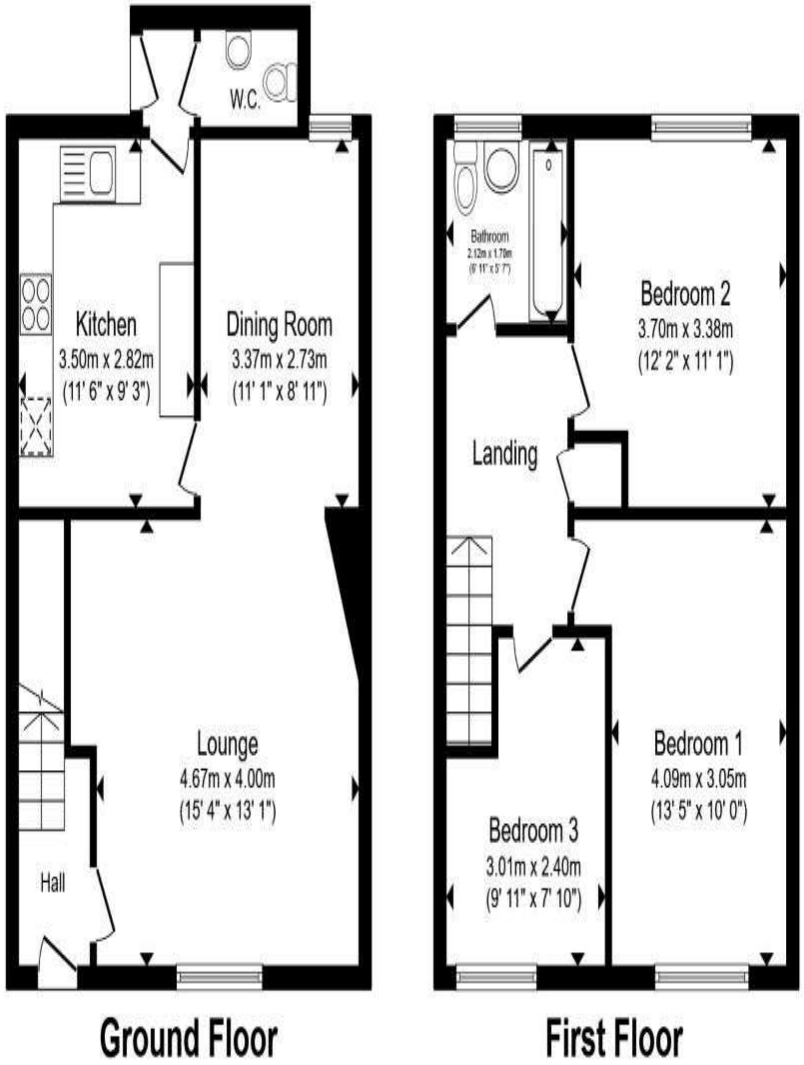
Outside

Front Garden
Enclosed, mainly laid to lawn with path leading to front entrance.

Rear Garden
Enclosed with paved patio area, area laid to lawn with steps leading down to pedestrian door to garage and gated rear access.

Garage
With up and over door.

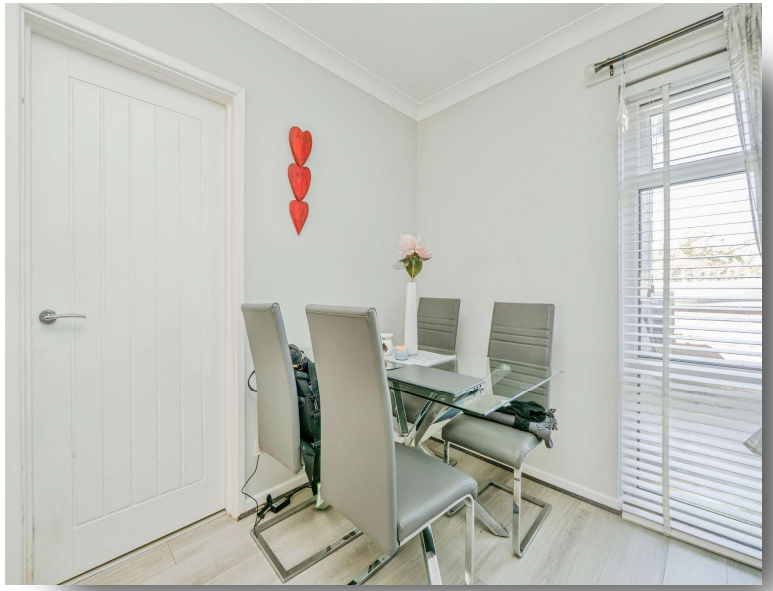
Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go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



Total floor area 92.4 m² (994 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

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welcome to

Glyn Eiddew,

Pentwyn Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen
- Downstairs WC

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

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ROA115017

The Property Ombudsman

Property Ref:
ROA115017 - 0005

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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