



Bryn Pinwydden, Pentwyn Cardiff CF23 7DG

welcome to

Bryn Pinwydden, Pentwyn Cardiff

This home enjoys a great location, ideal for anyone needing quick and convenient access to the A48/M4 corridor. Well presented throughout, it offers comfortable living space in a popular and well-connected area. Internal viewing is strongly recommended to appreciate what this property has to offer.

Ground Floor

Entrance

Via a double glazed door to side into:

Hallway

Stairs rising to first floor, built in cupboard, laminate flooring and access to:

Lounge Area

15' 5" x 13' 5" (4.70m x 4.09m)

Double glazed window to front aspect, radiator, laminate flooring, built in storage cupboard and opens to:

Dining Area

11' 4" x 9' 2" (3.45m x 2.79m)

Double glazed window to rear aspect, laminate flooring and radiator.

Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated induction hob, electric oven, washing machine, dishwasher, fridge/freezer and pull out bin, wall mounted combi boiler, under cabinet lighting, upright radiator, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Double glazed window to side aspect, built in airing cupboard, loft hatch and doors providing access to:

Bedroom One

13' 5" x 12' 4" (4.09m x 3.76m)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Two

12' 4" Max x 11' 5" Max (3.76m Max x 3.48m Max)

Double glazed window to rear aspect, radiator and floorboards.

Bedroom Three

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window to front aspect, radiator, laminate flooring and built in cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin inset to vanity unit, WC, heated towel rail, vinyl flooring, spotlight, PVC clad walls and double glazed window to rear aspect.

Outside

Front Garden

Area laid to lawn, footpath, raised area, side access with planted beds and outside tap.

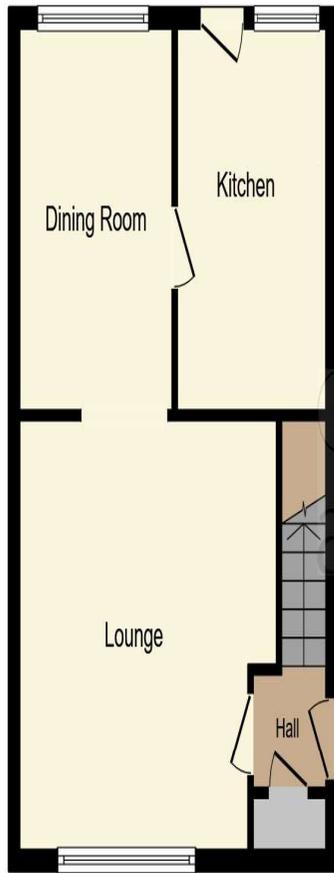
Rear Garden

Enclosed with patio area, decking area, footpath and side access from front and rear.

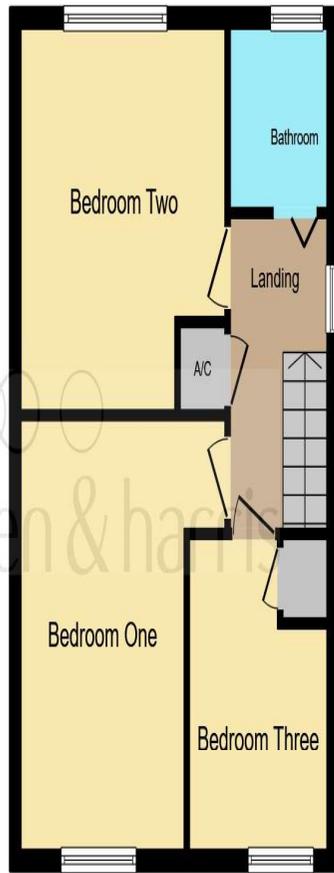
Detached Garage

20' x 9' 5" (6.10m x 2.87m)

With up and over door, electricity and pedestrian door access to side.



Ground Floor



First Floor



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Bryn Pinwydden,
Pentwyn Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen
- First Floor Bathroom

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

offers in excess of

£270,000



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Property Ref:
ROA114400 - 0006

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