



## Glyn Rhosyn, ##Invalid £290,000

- FOUR BEDROOMS
- FRONT AND REAR GARDEN
- GARAGE
- TWO RECEPTION ROOMS
- EPC -
- COUNCIL TAX
- EPC Rating: D



 4
  1
  2



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## About the property

Peter Alan are delighted to present to the market this four bedroom semi detached house.

Located on the edge of Pentwyn and Cyncoed this makes an ideal family home. Comfortably comprising of welcoming hallway with handy downstairs cloakroom/toilet, plus separate kitchen & dining room to the rear. Airy spacious lounge to the front aspect with private forestry outlook. Upstairs there are three good size bedrooms plus the family bathroom. And to the second floor is the fourth bedroom.

Pleasant and low maintenance gardens, plus the garage which has great potential with side gate access direct from garden. Property is double glazed and has gas central heating. Local schools nearby, plus just a short walk to a major supermarket! Easy access to the major roads of A48 and M4 and commutable distance to Cardiff Centre. Bus stop for main routes right outside.



## Accommodation

### Entrance

11' 10" x 5' 11" ( 3.61m x 1.80m )

### Kitchen

11' 2" x 8' 2" ( 3.40m x 2.49m )

### Dining Room

15' 1" x 10' 6" ( 4.60m x 3.20m )

### Lounge

15' 1" x 11' 10" ( 4.60m x 3.61m )

### Wc

### First Floor

### Landing

### Bedroom One

15' 1" x 10' 6" ( 4.60m x 3.20m )

### Bedroom Two

11' 10" x 8' 10" ( 3.61m x 2.69m )

### Bedroom Three

### Family Bathroom

### Second Floor

### Bedroom Four

15' 5" x 14' 1" ( 4.70m x 4.29m )

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## Floorplan



Total floor area 108.9 m<sup>2</sup> (1,172 sq.ft.) approx

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