

Bryn Celyn

PENTWYN, CARDIFF, CF23 7EL

£160,000

Hern &
Crabtree



Bryn Celyn

Offered to the market with no onward chain, this detached bungalow presents an excellent opportunity for those seeking single storey living in a well-connected residential location. Thoughtfully arranged throughout, the accommodation centres around a generous open plan kitchen, lounge and dining room, creating a sociable living space with clearly defined areas for cooking, dining and relaxing. A comfortable double bedroom is complemented by a separate study, offering flexibility as a home office, hobby room or occasional guest space, while a well-proportioned bathroom completes the accommodation.

The property occupies a convenient position within Pentwyn, one of Cardiff's most established residential areas. Everyday shopping is close by at Pentwyn Retail Park and nearby supermarkets, while Cardiff Gate Retail Park offers a wider selection of shops, cafés and restaurants. Outdoor enthusiasts can enjoy walks around Parc Coed y Nant and the nearby countryside, with Roath Park and Cefn Onn Park also within easy reach. The area is well served by local bus routes, with excellent road connections via the A48 and M4, making commuting across Cardiff and beyond particularly straightforward. Heath High Level and Llanishen railway stations are also easily accessible, providing rail links into Cardiff city centre. A selection of well-regarded primary and secondary schools nearby further enhances the appeal of this location for a broad range of buyers.



473.00 sq ft

Entrance Hall

Entrance door opening into the main living accommodation with access to the bedroom, study, bathroom and open plan living space.

Kitchen Lounge Diner

Windows to the side and rear aspects allowing plenty of natural light. A spacious open plan room incorporating lounge, dining and kitchen areas. The kitchen is fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer, inset hob with space for additional appliances. There is ample room for both dining and comfortable seating, creating an inviting everyday living space.

Bedroom

Window to the front aspect. Double bedroom with space for bedroom furniture.

Study

Window to the side aspect. A versatile room ideally suited as a home office, hobby room or reading room, with potential to adapt to a buyer's individual needs.

Bathroom

Window to the side aspect. Fitted with a panel bath, wash hand basin and WC.

Outside

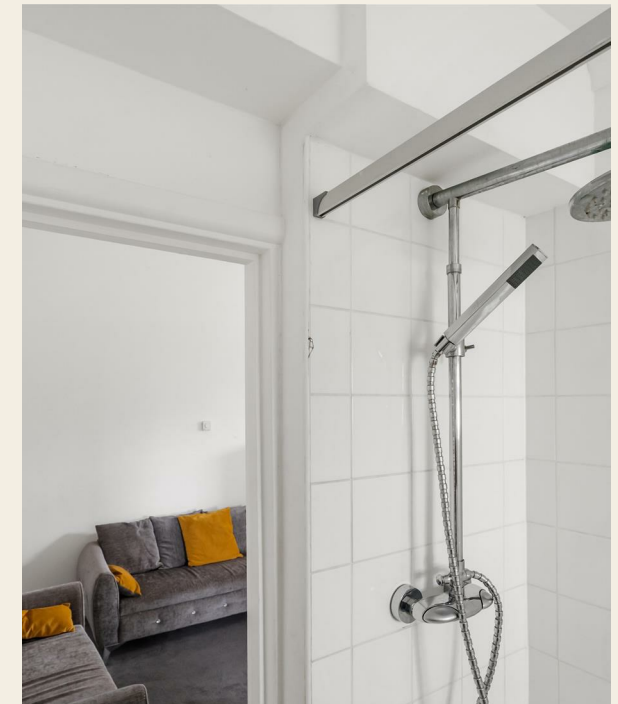
The property benefits from detached bungalow accommodation in a convenient residential setting. Buyers have the opportunity to create outside space to suit their own lifestyle, while enjoying easy access to local amenities and transport links.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been

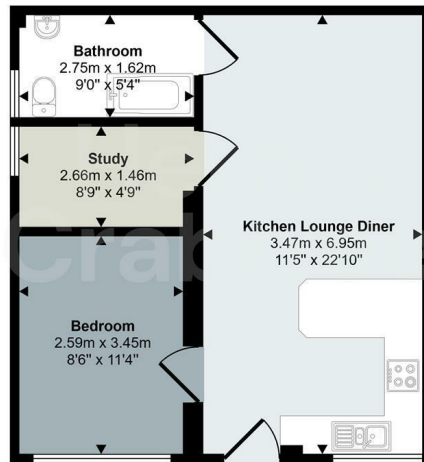
provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

