



**Bryncyn, Pentwyn Cardiff CF23 7BJ**

**welcome to**

## **Bryncyn, Pentwyn Cardiff**

A well located semi-detached home in popular Pentwyn, offering a spacious lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom. With front and rear gardens plus a detached garage, it's close to local amenities, schools, transport links and offers access to Cardiff City Centre.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hall**

Double glazed window to side aspect, stairs rising to first floor and access to:

#### **Lounge**

12' 11" x 11' 6" ( 3.94m x 3.51m )

Double glazed bay window to front aspect, radiator and double doors providing access to:

#### **Kitchen Area/ Dining Area**

18' 10" x 10' 10" ( 5.74m x 3.30m )

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, oven and microwave, spaces for washing machine, tumbledryer and slimline dishwasher, spaces for table and chairs, double glazed window to rear aspect, double glazed door providing access to rear garden and doors providing access to:

#### **Conservatory**

9' 10" x 8' 8" ( 3.00m x 2.64m )

Double glazed construction, powerpoint and doors to side providing access to garden.

### **First Floor**

#### **Landing**

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

#### **Bedroom One**

12' 10" x 9' 8" ( 3.91m x 2.95m )

Double glazed window to front aspect, radiator, laminate flooring and fitted wardrobe with mirrored sliding doors.

#### **Bedroom Two**

10' 10" Max x 9' 6" Max ( 3.30m Max x 2.90m Max )

Double glazed window to rear aspect, vinyl flooring, radiator and fitted wardrobe.

#### **Bedroom Three**

9' 10" Max x 6' 10" Max ( 3.00m Max x 2.08m Max )

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

#### **Bathroom**

Fitted with a four piece suite comprising bath, shower cubicle, WC, wash hand basin, heated towel rail, laminate tiled flooring, pvc clad walls and double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

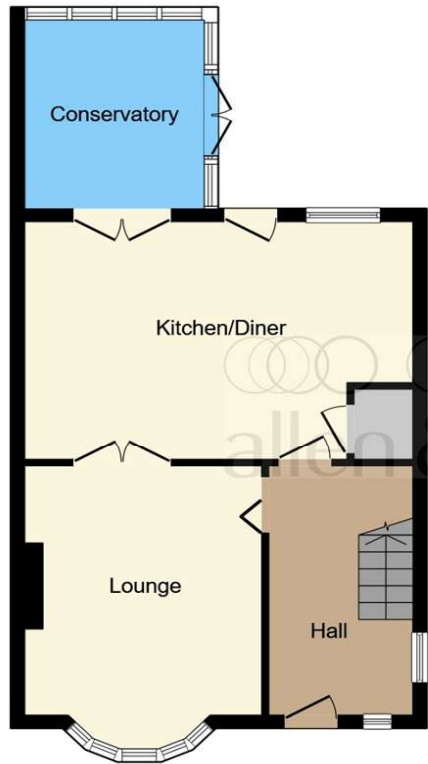
Enclosed with fence boundaries, area laid to lawn, planted bed and path with steps leading up to front entrance.

#### **Rear Garden**

Enclosed, mainly paved with steps up to decking area.

#### **Garage**

With up and over door.



**Ground Floor**



**First Floor**

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**  
**Bryncyn,**  
**Pentwyn Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- Conservatory

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

offers in excess of  
**£270,000**



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