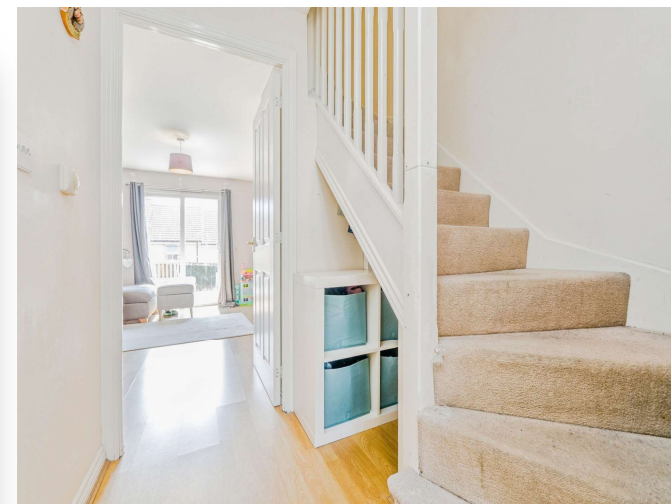




Brynheulog, Pentwyn Cardiff CF23 7JF

welcome to

Brynheulog, Pentwyn Cardiff

A stylish three-storey townhouse in sought-after Pentwyn, close to local amenities and excellent transport links.

Offering a lounge/dining area, kitchen, ground floor WC, four bedrooms (master with en-suite), and family bathroom. Further benefits include an enclosed rear garden, garage and parking.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator and double glazed window to front aspect.

Lounge/Dining Area

14' 6" x 13' 2" (4.42m x 4.01m)

Double glazed sliding doors providing access to rear garden, radiator, powerpoint and built in understairs storage.

Kitchen

12' x 5' 7" (3.66m x 1.70m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, plumbing for washing machine, integrated hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, powerpoints and double glazed window to front aspect.

First Floor

Landing

Stairs rising to second floor and doors providing access to:

Bedroom Three

12' 10" x 11' 1" (3.91m x 3.38m)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Four

12' 9" x 8' 2" (3.89m x 2.49m)

Double glazed window to front aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin and radiator.

Second Floor

Landing

Doors providing access to:

Bedroom One

12' 9" x 11' 1" (3.89m x 3.38m)

Double glazed window to rear aspect, radiator, powerpoints and doors providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and radiator.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed window to front aspect, radiator, powerpoints, built in wardrobe and built in cupboard housing water tank.

Outside

Front

Steps leading up to front entrance.

Rear Garden

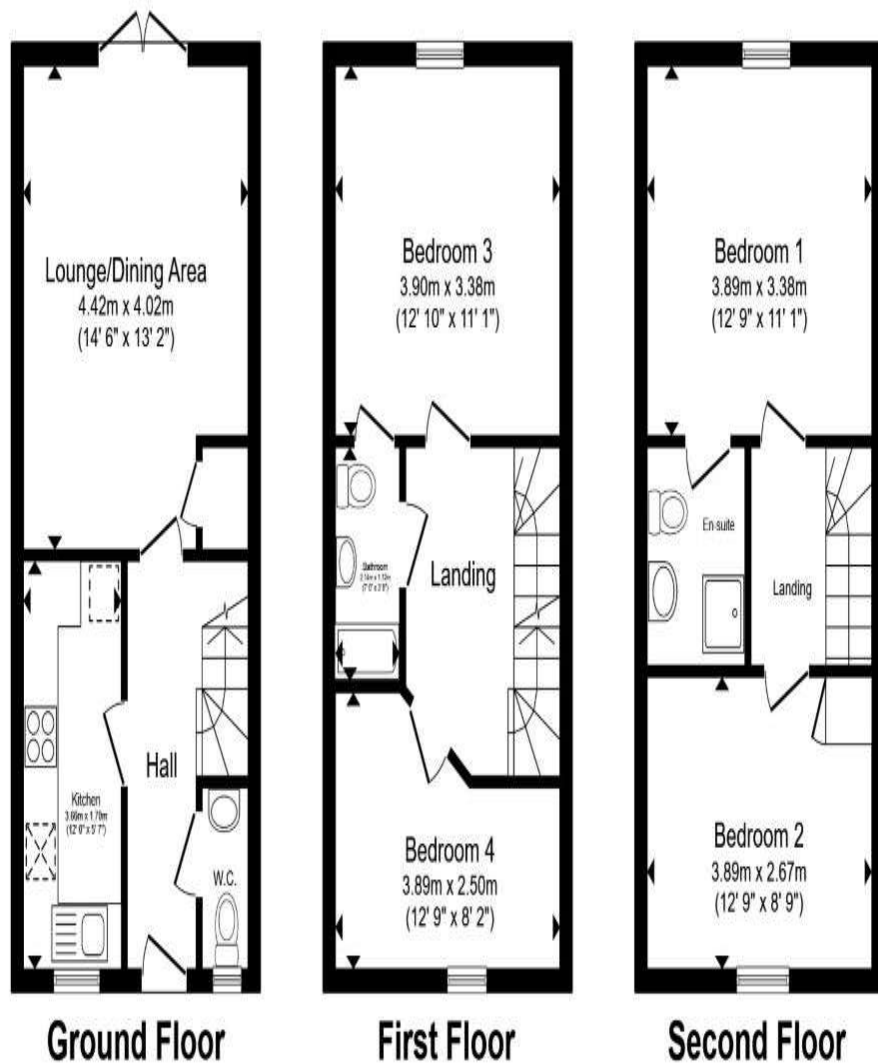
Enclosed with decking area and area laid to lawn.

Garage En-Bloc

With up and over door. The vendor has advised that the garage has a 999 year lease and the agreement is for 1/8 of the building insurance is paid by the owners of the houses who have a garage there.

Allocated Parking

The vendors have advised that there is allocated parking with the property.



Total floor area 96.5 m² (1,039 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



welcome to
Brynheulog,
Pentwyn Cardiff

- End Terraced Townhouse
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge/Dining Area
- Fitted Kitchen

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

offers in excess of
£290,000



view this property online allenandharris.co.uk/Property/ROA114854



Property Ref:
ROA114854 - 0004

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