



Bryncyn, Pentwyn Cardiff CF23 7BJ

welcome to

Bryncyn, Pentwyn Cardiff

Stylish four-bedroom semi-detached family home in sought-after Pentwyn, ideally located for local amenities and excellent transport links. Boasting spacious living accommodation, attractive gardens, and a detached garage, this superb home is perfect for modern family living. Viewing recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, understairs storage cupboard, laminate flooring and access to:

Living/Dining Area

25' 2" x 12' (7.67m x 3.66m)

Living Area: Double glazed window to front aspect, feature fireplace, powerpoints, radiator and opening to:

Dining Area: Double glazed patio doors providing access to rear garden, laminate flooring, powerpoint, radiator and door providing access to:

Kitchen

9' 5" x 8' 11" (2.87m x 2.72m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with extractor over, integrated fridge/freezer, space for washing machine, breakfast bar area, powerpoints, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

14' 2" x 10' (4.32m x 3.05m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to rear aspect, radiator, powerpoint and fitted wardrobes.

Bedroom Four

9' 10" x 8' 3" (3.00m x 2.51m)

Double glazed window to front aspect, radiator, powerpoint and fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin, WC, heated towel rail and double glazed window to side aspect.

Outside

Front Garden

Enclosed, mainly laid to lawn, planters, established shrubs and path leading to front entrance.

Rear Garden

Enclosed with paved patio area, area laid to lawn, planted area with established shrubs, gated rear access and access to detached garage.

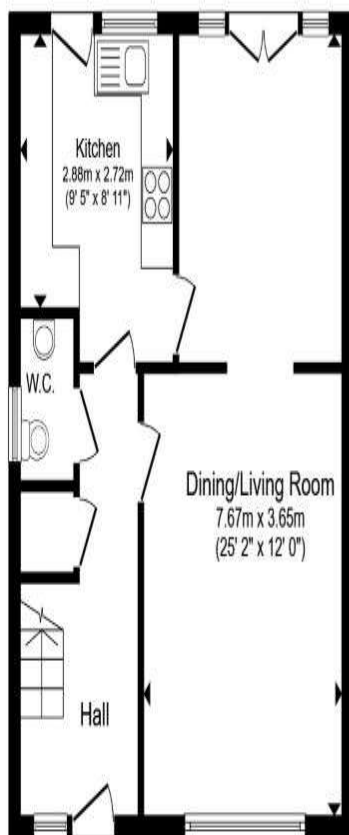
Detached Garage

11' 11" x 8' 11" (3.63m x 2.72m)

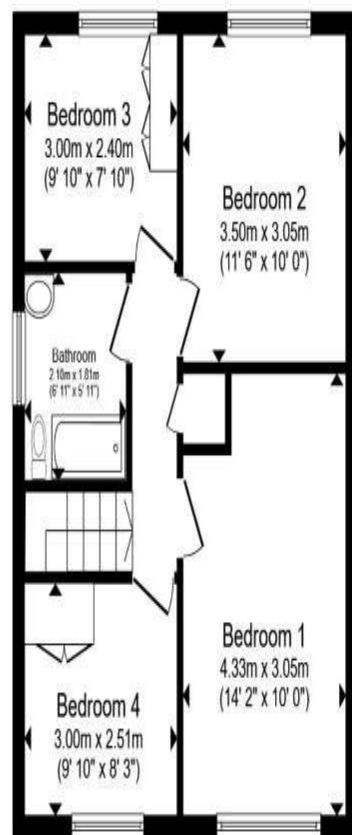
With up and over door and pedestrian door.

Estate Agents Notes

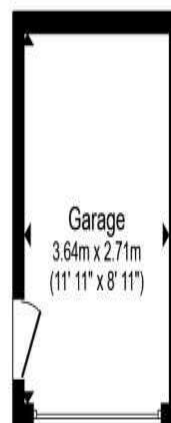
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Ground Floor



First Floor



Garage

Total floor area 102.0 m² (1,097 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
Bryncyn,
Pentwyn Cardiff

- Semi Detached Family Home
- Four Bedrooms
- Living/Dining Area
- Fitted Kitchen and Downstairs WC
- First Floor Bathroom

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

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA115143



Property Ref:
ROA115143 - 0002

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