



Bryncyn, Pentwyn Cardiff CF23 7BL

welcome to

Bryncyn, Pentwyn Cardiff

Stylish three-bedroom semi-detached home in sought-after Pentwyn, ideally located close to local amenities and excellent transport links. Featuring a bright lounge, stunning open-plan kitchen/dining space, downstairs WC, family bathroom, and attractive front and rear gardens. Viewing Recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Two double glazed windows to side aspect, double glazed skylight to front aspect, space for tumble dryer, built in storage cupboard and access to:

Downstairs Wc

Fitted with a WC and vinyl flooring.

Lounge

13' 8" x 11' 11" (4.17m x 3.63m)

Double glazed bay window to front aspect, upright radiator, lvt flooring and powerpoint.

Dining/Kitchen Area

18' 10" x 11' 4" (5.74m x 3.45m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven, dishwasher and fridge/freezer, extractor fan, space for washing machine, freestanding Island with wine fridge, lvt flooring, upright radiator, spotlights, wall mounted combi boiler, double glazed window to rear aspect and double glazed patio doors providing access to rear garden.

First Floor

Landing

Loft hatch, built in airing cupboard and doors providing access to:

Bedroom One

Double glazed window to front aspect, radiator, blackout roller blinds and fitted wardrobe.

Bedroom Two

Double glazed window to rear aspect, radiator and fitted wardrobes with mirrored sliding doors.

Bedroom Three

Double glazed window to front aspect, radiator and built in wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail, partially tiled walls, vinyl tiled flooring and double glazed windows to side and rear aspect.

Outside

Front

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

Rear Garden

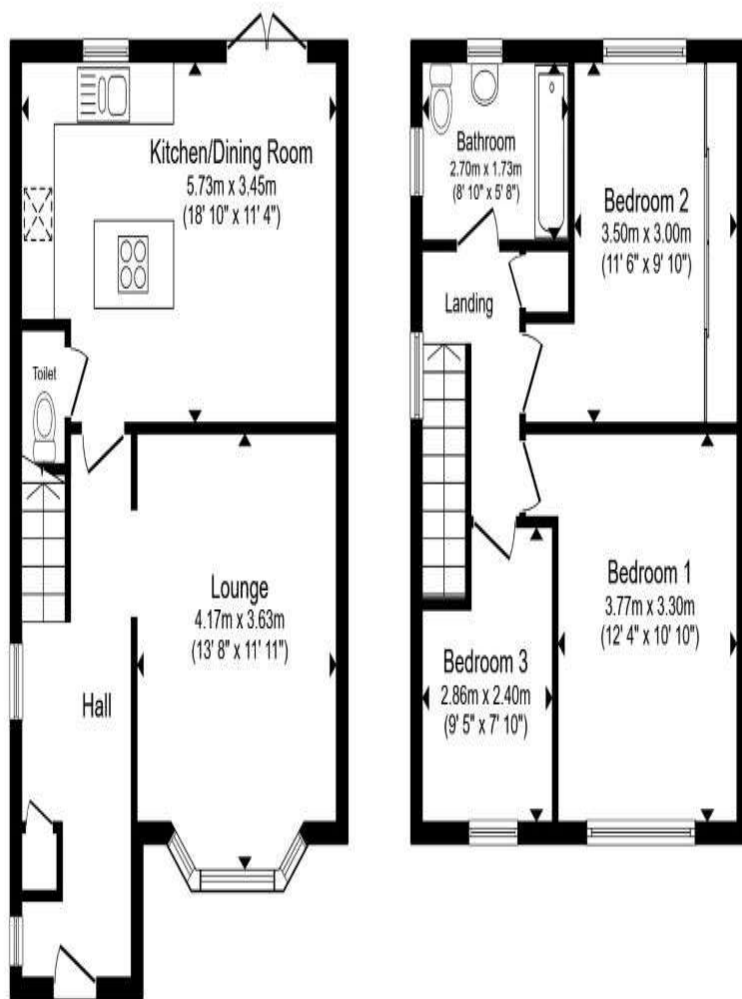
Enclosed with area laid to lawn and paved patio area.

Detached Garage

With up and over door and pedestrian door providing access from rear garden.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor

First Floor

Total floor area 89.4 m² (963 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
- Three Bedrooms
- Lounge and Downstairs WC
- Dining/Kitchen Area
- First Floor Bathroom

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

£280,000



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Property Ref:
ROA115199 - 0002

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