



Glyn Eiddew, Pentwyn Cardiff CF23 7BP

welcome to

Glyn Eiddew, Pentwyn Cardiff

A well-presented three-bedroom mid terraced family home in the sought-after area of Pentwyn, offering spacious living accommodation, front and rear gardens, and a garage. Ideally located close to local amenities, schools, and excellent transport links. Early viewing highly recommended.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Stairs rising to first floor and access to:

Lounge Area

15' 4" x 13' 1" (4.67m x 3.99m)

Double glazed window to front aspect, media wall, radiator, powerpoints and opens to:

Dining Area

11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to rear aspect, radiator and powerpoint.

Kitchen

11' 6" x 9' 3" (3.51m x 2.82m)

Fitted with a range of modern high gloss grey wall and base level units with complementary work surfaces over, sink unit, integrated gas hob with cooker hood and integrated double oven, spaces for washing machine and fridge/freezer, radiator and door providing access to:

Downstairs Wc

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

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

13' 5" x 10' (4.09m x 3.05m)

Double glazed window to front aspect, radiator and powerpoints.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Three

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to front aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit and double glazed obscure window to rear aspect.

Outside

Front Garden

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

Rear Garden

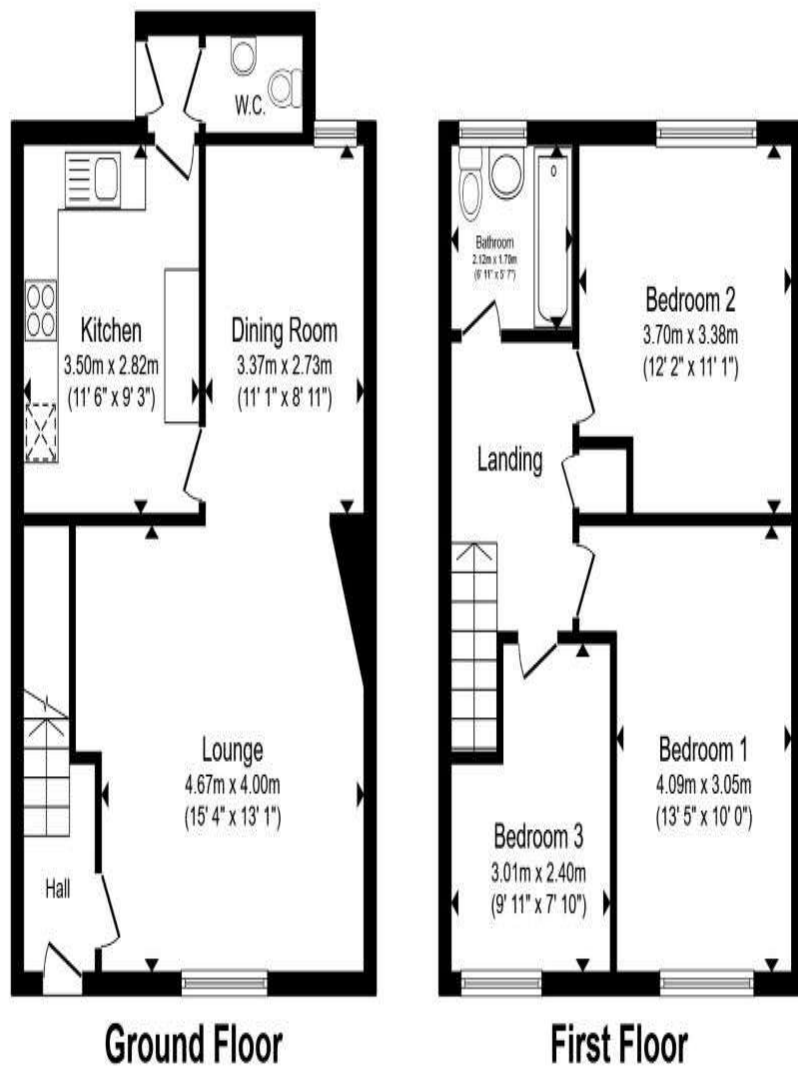
Enclosed with paved patio area, area laid to lawn with steps leading down to pedestrian door to garage and gated rear access.

Garage

With up and over door.

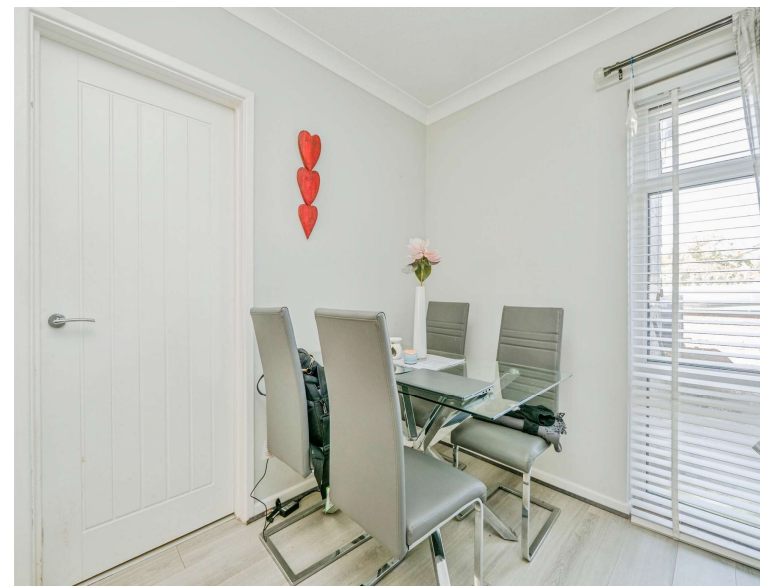
Estate Agents Notes

"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."



Total floor area 92.4 m² (994 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
Glyn Eiddew,
Pentwyn Cardiff

- Mid Terraced Family Home
- Three Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen
- Downstairs WC

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

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ROA115017



Property Ref:
ROA115017 - 0003

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