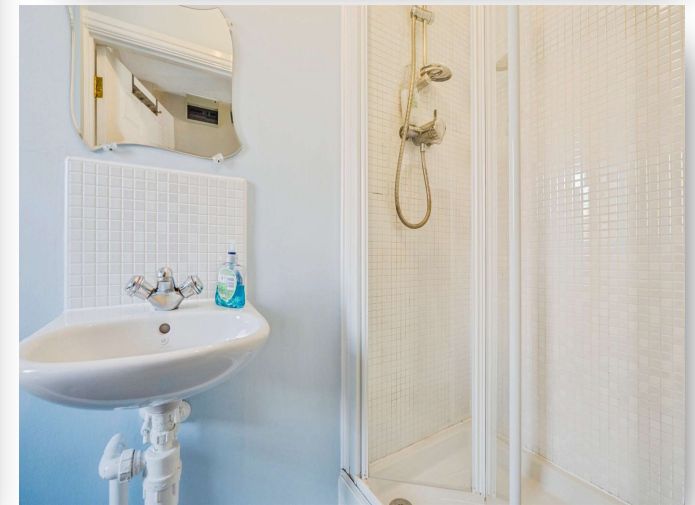




Wyncliffe Gardens, Pentwyn Cardiff CF23 7FA

welcome to

Wyncliffe Gardens, Pentwyn Cardiff

A well-presented four-bedroom townhouse in the sought-after area of Pentwyn, offering flexible accommodation over three floors, a private garden, driveway, garage, and excellent access to local amenities, schools and transport links. Ideal for modern family living. Internal viewing recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, built in understairs storage cupboard and access to:

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, extractor fan, radiator and double glazed window to front aspect.

Utility Room

7' 10" x 7' 2" (2.39m x 2.18m)

Fitted with base level units with sink unit, spaces for washing machine and tumble dryer, vinyl flooring, wall mounted boiler, double glazed window to rear aspect and double glazed composite door providing access to rear garden.

Bedroom Four/Study

11' 3" x 8' 5" (3.43m x 2.57m)

Double glazed window to rear aspect and radiator.

First Floor

Landing

Stairs rising to second floor and doors providing access to:

Lounge

16' 10" x 15' 6" (5.13m x 4.72m)

L Shaped Room: Double glazed window to front aspect, three radiators and double glazed French doors with Juliette balcony to front aspect.

Kitchen/Dining Area

16' 10" x 14' 7" (5.13m x 4.45m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for dishwasher and fridge/freezer, extractor fan, vinyl flooring in kitchen area, carpeted in dining area, radiator and two double glazed windows to rear aspect.

Second Floor

Landing

Loft hatch, airing cupboard housing tank and doors providing access to:

Bedroom One

12' 10" x 12' 8" (3.91m x 3.86m)

Double glazed window to front aspect, fitted blinds, radiator and door providing access to:

En-Suite

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

Bedroom Two

11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to rear aspect and radiator.

Bedroom Three

8' x 7' 1" (2.44m x 2.16m)

Double glazed window to rear aspect, radiator and built in cupboard.

Bathroom

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

Outside

Front

Driveway providing off street parking and outside tap.

Rear Garden

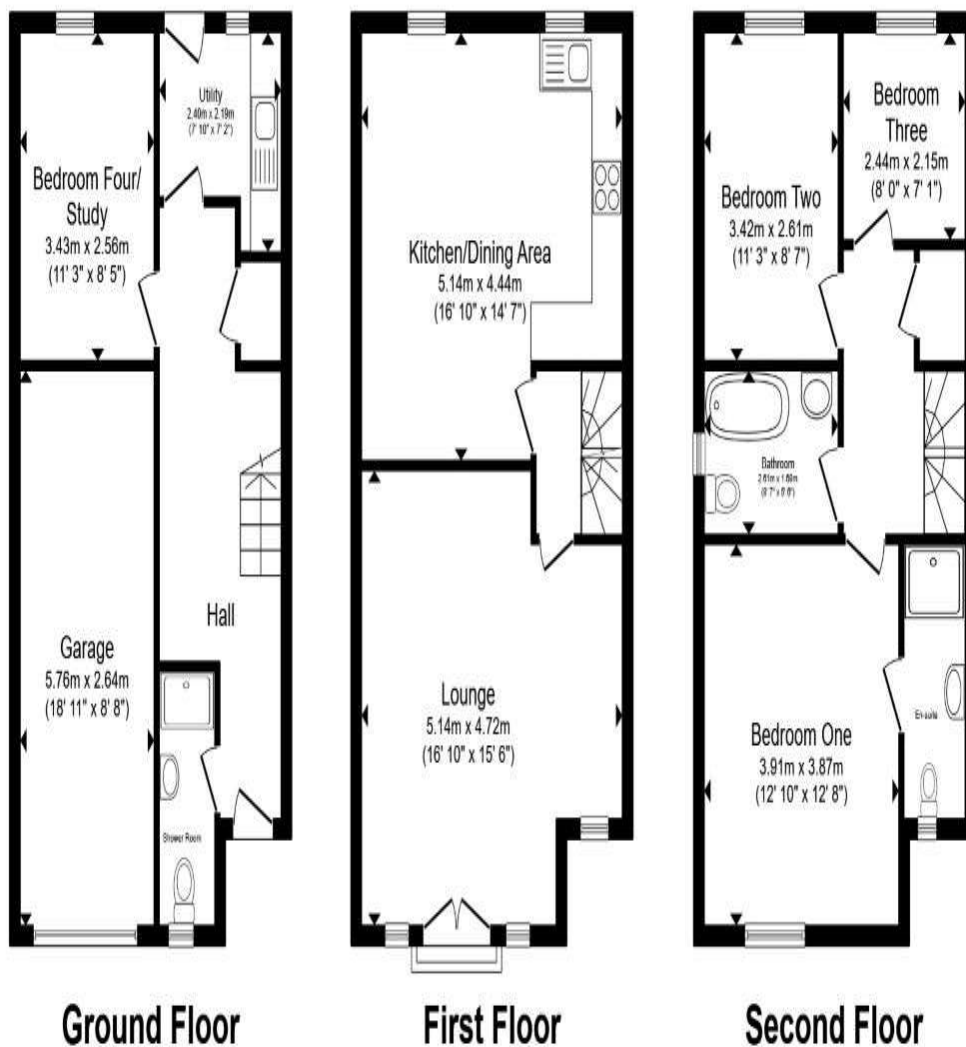
Enclosed, mainly laid to lawn and gated access.

Integrated Garage

With up and over door and powerpoints.

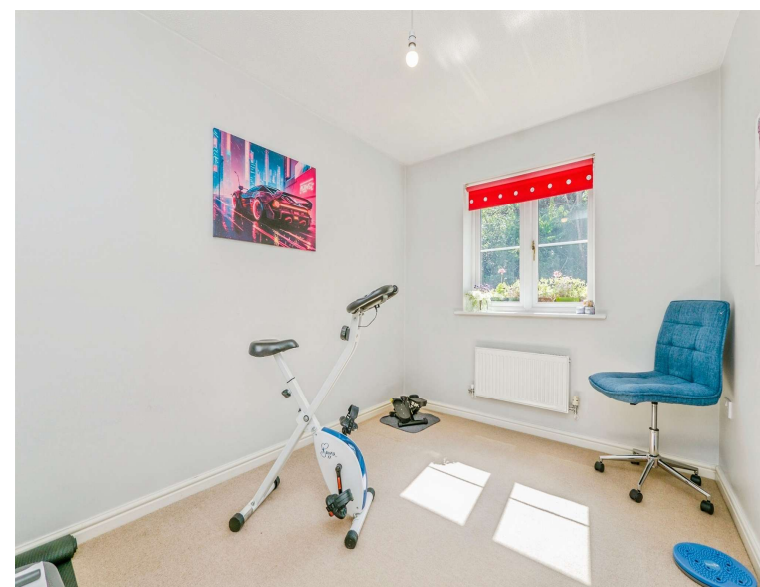
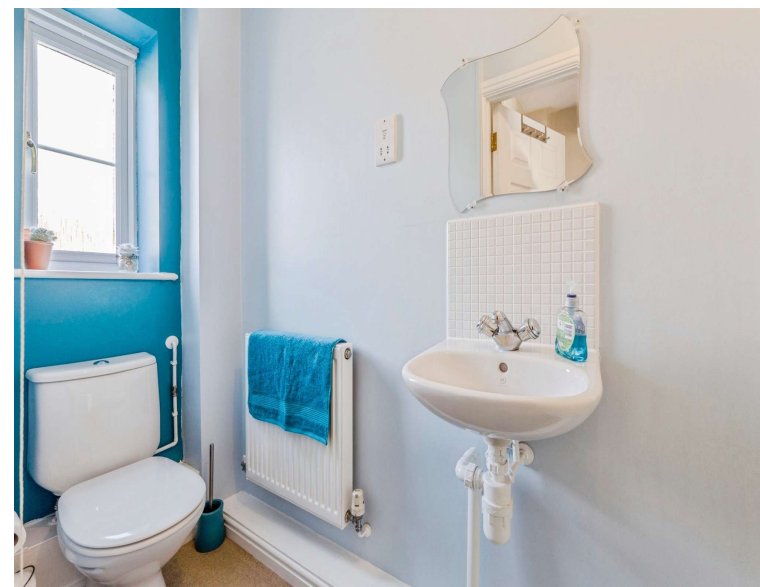
Estate Agents Notes

"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 138.5 m² (1,491 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
Wyncliffe Gardens,
Pentwyn Cardiff

- End Terraced Townhouse
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Fitted Kitchen/Dining Area
- Ground Floor Shower Room and First Floor Bathroom

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

offers in excess of

£350,000



view this property online allenandharris.co.uk/Property/ROA115063



Property Ref:
ROA115063 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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