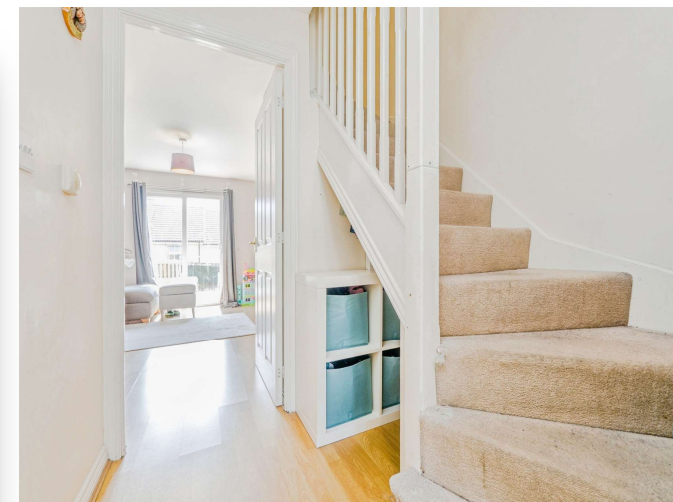




Brynheulog, Pentwyn Cardiff CF23 7JF

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

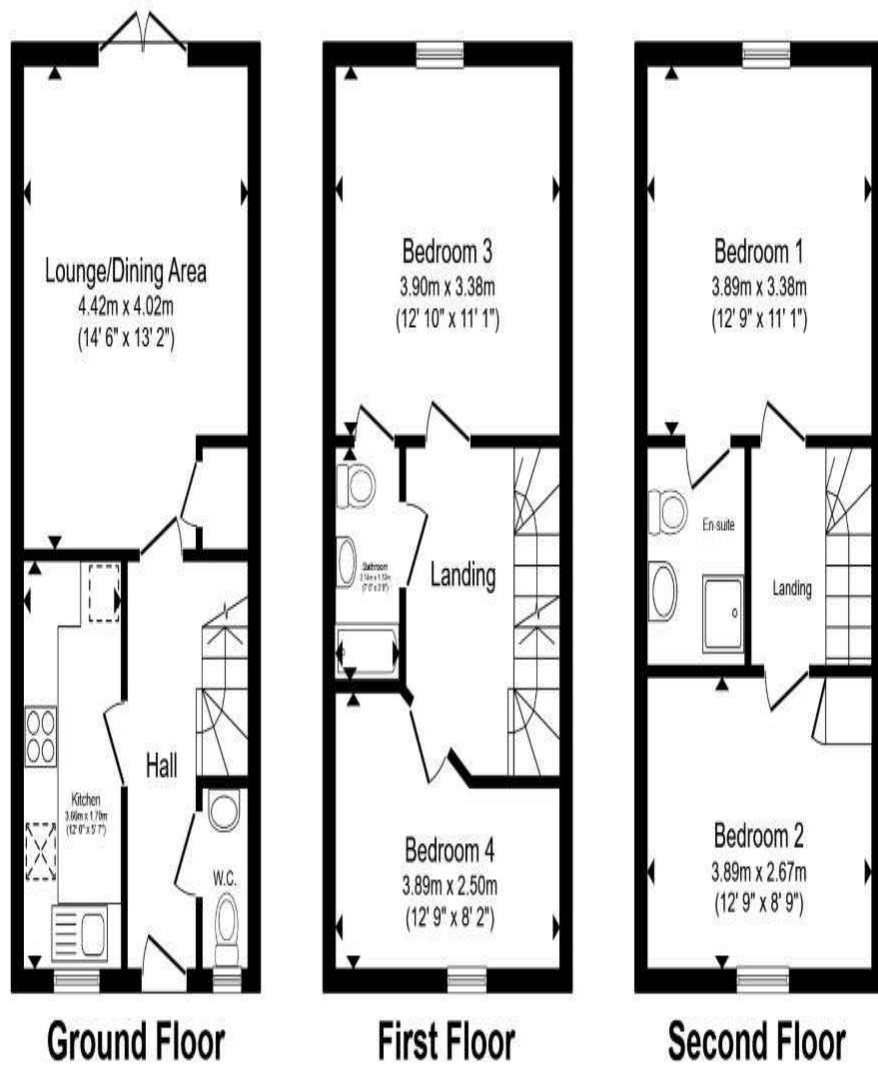
With up and over door. The vendor has advised that the garage has a 999 year lease and the agreement is for 1/8 of the building insurance is paid by the owners of the houses who have a garage there.

Allocated Parking

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

Agents Note

Agent Note: Please note that an AML fee covers 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 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 - 0005

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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