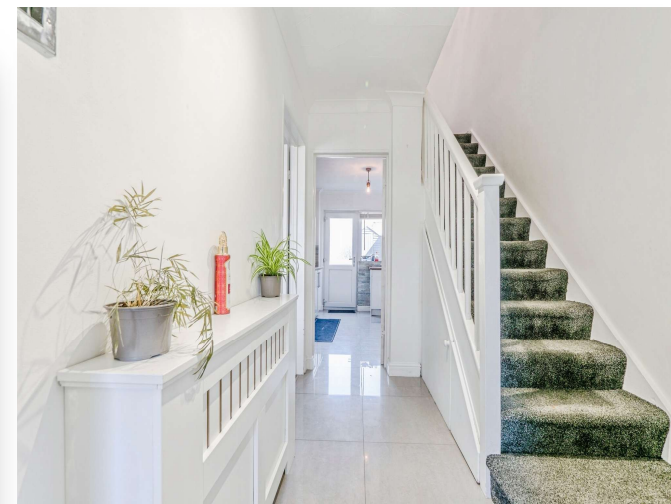




Glyn Eiddew, Pentwyn Cardiff CF23 7BR

welcome to

Glyn Eiddew, Pentwyn Cardiff

Located in popular Pentwyn, this well-presented mid-terraced home offers easy access to local amenities, schools, transport links, and the A48/M4. Featuring a lounge area, dining area, fitted kitchen, three bedrooms, gardens and off street parking, making this property an ideal family home.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator, understairs cupboard, tiled flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wall mounted wash hand basin and wall mounted boiler.

Lounge Area

15' x 11' 7" (4.57m x 3.53m)

Double glazed bay window to front aspect, radiator, laminate flooring, powerpoint and opens to:

Dining Area

11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed sliding patio doors providing access to rear garden, radiator and powerpoint.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m)

Fitted with a range of modern high gloss wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled flooring, powerpoint, 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

13' 1" x 10' (3.99m x 3.05m)

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

Bedroom Two

12' 11" x 11' 2" (3.94m x 3.40m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three

10' 3" x 7' 3" (3.12m x 2.21m)

Double glazed window to front aspect, radiator, powerpoint overstairs cupboard.

Bathroom

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

Outside

Front Garden

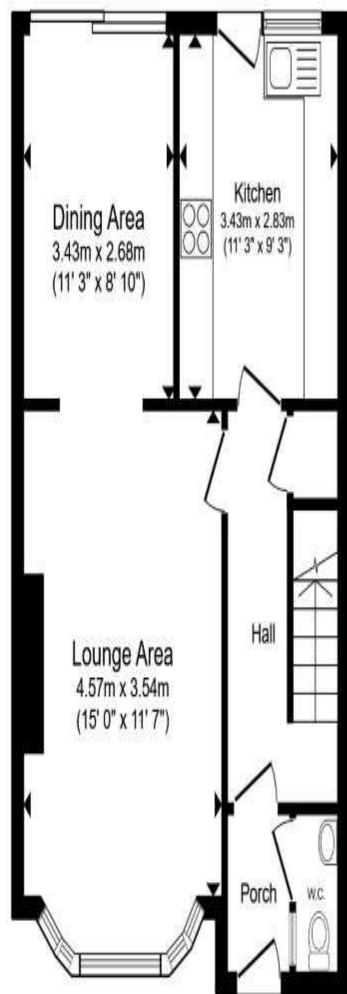
Shrubbed border and mainly laid to lawn with steps leading up to front entrance.

Rear Garden

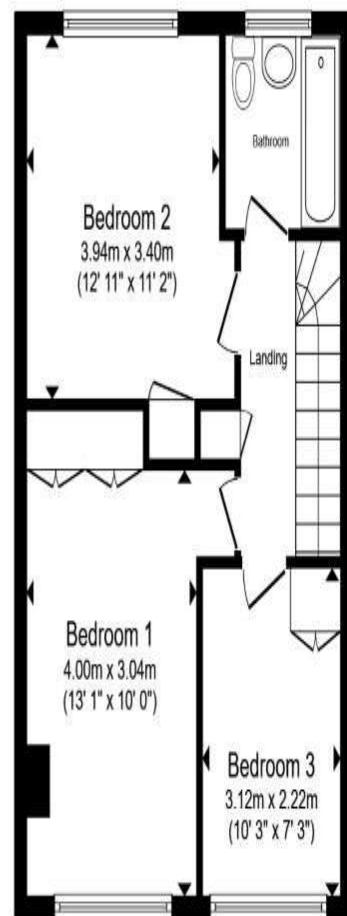
Enclosed with paved patio area and steps leading up to astro turf areas and gated rear access.

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.



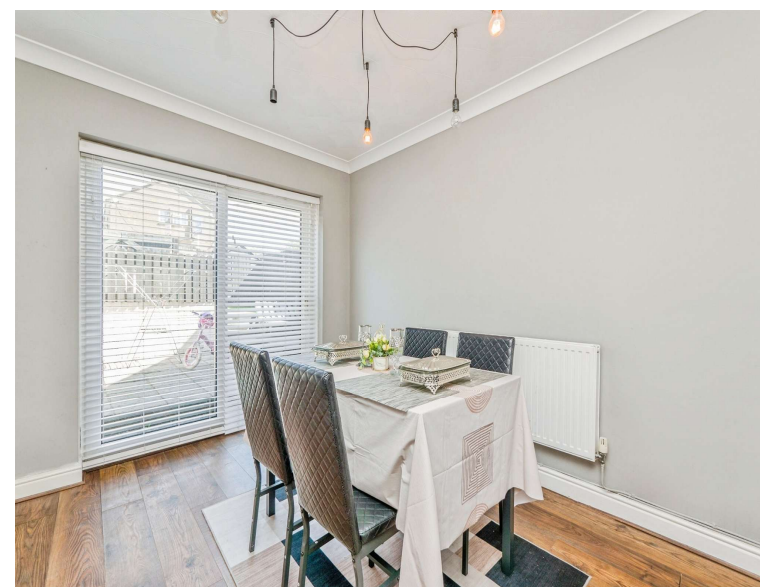
Ground Floor



First Floor

Total floor area 91.5 m² (985 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 and Downstairs WC
- First Floor Bathroom

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

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA114989



Property Ref:
ROA114989 - 0004

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.

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