



**Glyn Rhosyn, Pentwyn Cardiff CF23 7DT**

**welcome to**

## **Glyn Rhosyn, Pentwyn Cardiff**

No Chain - Pentwyn Semi-Detached

Well-placed for amenities, schools and transport, this three-bed home offers a lounge, dining area, kitchen, conservatory and downstairs WC, plus a shower room upstairs. Benefits include an enclosed rear garden and garage. Viewings recommended.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Double glazed window to side aspect, stairs rising to first floor, laminate flooring and access to:

#### **Downstairs Wc**

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

#### **Lounge Area**

15' 9" x 10' 6" ( 4.80m x 3.20m )

Double glazed window to front aspect, radiator, laminate flooring and powerpoint.

#### **Dining Area**

12' 3" x 10' 6" ( 3.73m x 3.20m )

Laminate flooring, radiator and doors providing access to:

#### **Conservatory**

17' 5" x 11' 11" ( 5.31m x 3.63m )

Double glazed construction, radiator and double glazed doors providing access to rear garden.

#### **Kitchen**

11' 9" x 7' 3" ( 3.58m x 2.21m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, extractor, spaces for washing machine, dishwasher and fridge/freezer, powerpoints, double glazed window to side aspect and door providing access to conservatory.

### **First Floor**

#### **Landing**

Airing cupboard and doors providing access to:

#### **Bedroom One**

13' 1" x 10' 4" ( 3.99m x 3.15m )

Double glazed window to front aspect, radiator and powerpoint.

#### **Bedroom Two**

15' x 9' 1" ( 4.57m x 2.77m )

Double glazed window to rear aspect, radiator, powerpoint and mirrored wardrobes.

#### **Bedroom Three**

10' 5" x 7' 1" ( 3.17m x 2.16m )

Double glazed window to rear aspect, radiator and powerpoint.

#### **Shower Room**

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

### **Outside**

#### **Front Garden**

Path leading to front entrance and stone chipped area.

#### **Rear Garden**

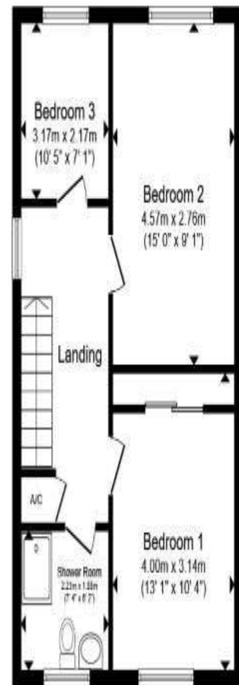
Enclosed with area laid to lawn, patio area and shrubbed area.

#### **Garage**

With up and over door.



**Ground Floor**



**First Floor**

Total floor area 116.8 m<sup>2</sup> (1,257 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](http://www.propertybox.io)



**welcome to**  
**Glyn Rhosyn,**  
**Pentwyn Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge Area and Dining Area
- Conservatory and Downstairs WC
- First Floor Shower Room
- Front and Rear Gardens
- Garage
- Popular Location

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

**£300,000**



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