

Jeffrey Ross

A LETTINGS
STYLISH SALES
CARDIFF'S HOME FOR



BRYNHEULOG
PENTWYN



Brynheulog, Pentwyn, Cardiff, CF23 7JP

Size - 83m² / 893.08 sqft

excluding garage



BRYNHEULOG

PENTWYN, CF23 7JF - ASKING PRICE - £275,000



3 Bedroom(s)



2 Bathroom(s)



893.08 sq ft

Nestled in the charming area of Brynheulog, Pentwyn, Cardiff, this beautifully presented townhouse offers a delightful blend of comfort and modern living. Spanning an impressive 893 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The home features three well-appointed bedrooms, providing ample space for a growing family or those seeking a guest room. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this property is the brilliant garden, which includes an outdoor kitchen, ideal for al fresco dining and summer gatherings. The garden space is perfect for both relaxation and entertaining, making it a true oasis in the heart of the city.

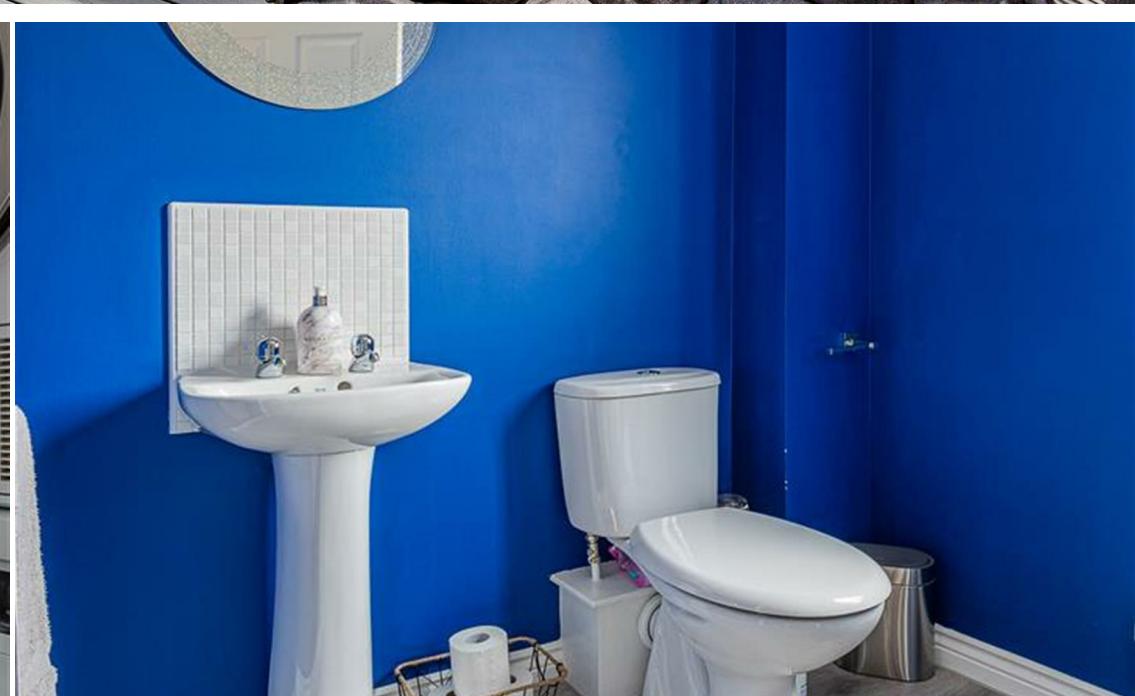
Additionally, the ground floor utility cupboard adds practicality to the home, providing extra storage for household essentials. For those who value fitness, the garage has been thoughtfully converted into a home gym, allowing for a convenient workout space without the need to leave the comfort of your home.

This townhouse is not just a property; it is a lifestyle choice, offering a perfect balance of indoor and outdoor living in a sought-after location. Whether you are a first-time buyer or looking to downsize, this home is sure to impress with its modern amenities and inviting atmosphere. Don't miss the opportunity to make this lovely townhouse your new home.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Stairs leading to first floor living, utility cupboard under the stairs.

Utility cupboard

To the first floor

Kitchen / Diner

5.12m x 2.68m (16'9" x 8'9")

WC

Living Room

4.80m x 3.36m (15'8" x 11'0")

Feature fireplace and french doors onto a brilliant garden

Garden

Composite decking with feature ornamental spot lights and fitted blinds, low maintenance sun trap garden and superb outdoor kitchen.

To the Second floor

Master Bedroom

4.10m x 3.12m (13'5" x 10'2")

Benefits fitted wardrobes

Ensuite

Bedroom Two

3.25m x 2.69m (10'7" x 8'9")

Family Bathroom

Bedroom Three

2.72m x 1.98m (8'11" x 6'5")

Garage

Driveway

Driveway Parking for one car, street parking available.

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor

Council Tax

Band - E

School Catchment

My English medium primary catchment area is Bryn Celyn Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edein (year 2024-25)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



