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5 BRYN HAIDD, PENTWYN, CARDIFF CF23 7JN

Modern, Easily Maintained, Two Bedroom, Semi-detached House situated in a pleasant, quiet cul-de-sac just off Pentwyn Drive. Local facilities are close by with a useful parade of shops on Pentwyn Drive itself with further facilities at nearby Pontprennau Retail Park. Ample recreational space is close by and Cardiff City Centre is approximately three miles distant and can be readily accessed via the A48M, the junction for this being only a few minutes drive.

The property is built of brick under a tiled roof and has the benefit of gas central heating via a recently installed combination boiler together with uPVC double glazing and a uPVC conservatory to the rear. The house is set on an easily maintained plot with an attractive rear garden, driveway and ample exterior storage space. Briefly comprising:

Porch, Hall, Lounge, Fitted Kitchen, Conservatory, Two Bedrooms and Fitted Bathroom. Driveway, Rear Garden.

IDEAL FIRST TIME PURCHASE

VIEWING BY APPOINTMENT

PRICE GUIDE: £179,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

HOODED PORCH: Upvc front door. Giving access to the:

HALL: Radiator, staircase to first floor, pendant light, panelled door to lounge:

MAIN LOUNGE: (15'4 x 9'9) Double glazed uPVC leaded window to front with a curtain pole over and one radiator under, electric coal effect fire set on a raised hearth with a surround to match and a timber mantle-piece over, coving, two ceiling lights, fold back doors to the kitchen.

KITCHEN: (7'2 x 13'0) Double glazed uPVC window to conservatory, range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in sink unit, fitted electric hob with an extractor over and oven under, built in fridge & freezer, space for washing machine & tumble drier, three spot light fitting, cushion floor covering, half glazed door to conservatory:-

CONSERVATORY: (8'8 x 10'4) Double glazed uPVC windows on all three sides, French doors to rear garden, laminated floor, one radiator and a fitted wall light.

FIRST FLOOR

LANDING: Double glazed uPVC frosted window to side, hand-rail, newel post and balustrading, panelled doors to all rooms, pendant light, hatch to loft space. Built-in airing cupboard with wall mounted Worcester Combination boiler to serve heating and hot water.

FRONT BEDROOM ONE: (10'8 x 9'9) Double glazed uPVC leaded windows to front with curtain pole above, radiator, built in cupboards, over stairs cupboard, coving and ceiling light.

REAR BEDROOM TWO: (11'10 x 6'3) Double glazed uPVC window to the rear, curtain pole above, one radiator under, coving and ceiling light.

BATHROOM: (6'2 x 6'3) Double glazed uPVC frosted window to rear. Suite in white comprising: Panelled bath with spray screen, electric shower over, wash hand basin, low flush close coupled w.c. part-wall tiling, towel rack style radiator, tiled floor and ceiling light.

EXTERIOR

FRONT GARDEN: Easily Maintained front lawn and boundary hedge, driveway giving access to side gate with large shed behind.

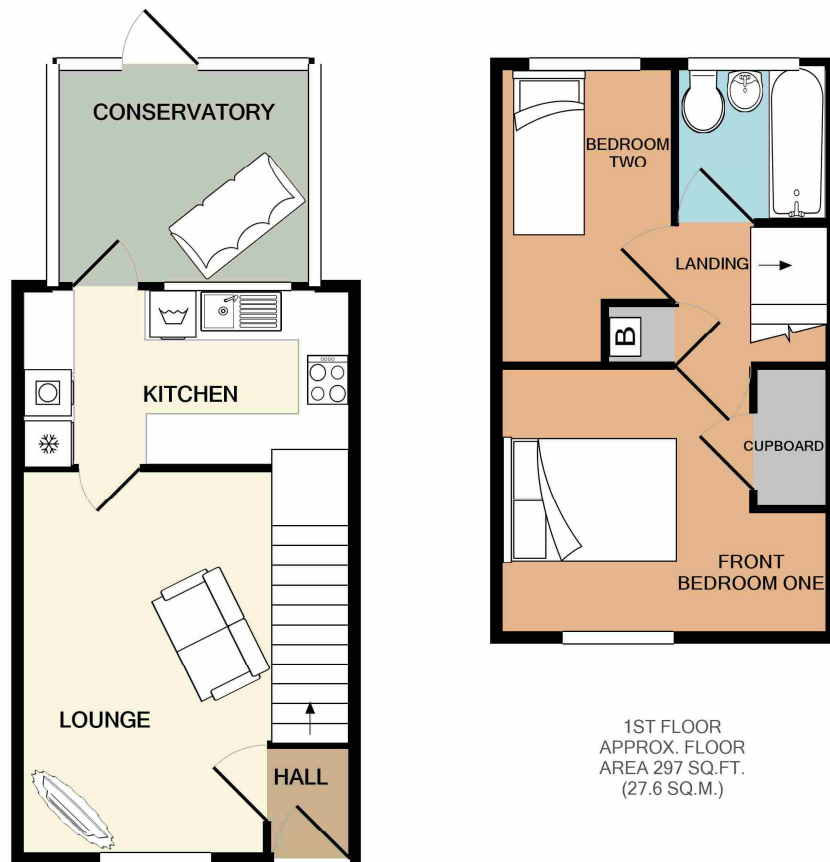
REAR GARDEN: Paved patio to side and rear, laid lawn, mature plants and shrubs, having an approximate length of 30'.

5 Bryn Haidd, Pentwyn cont/d...

TENURE: We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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