



KelvinFrancis.com



KelvinFrancis.com



Tenure: Freehold (Vendors Solicitor to confirm)

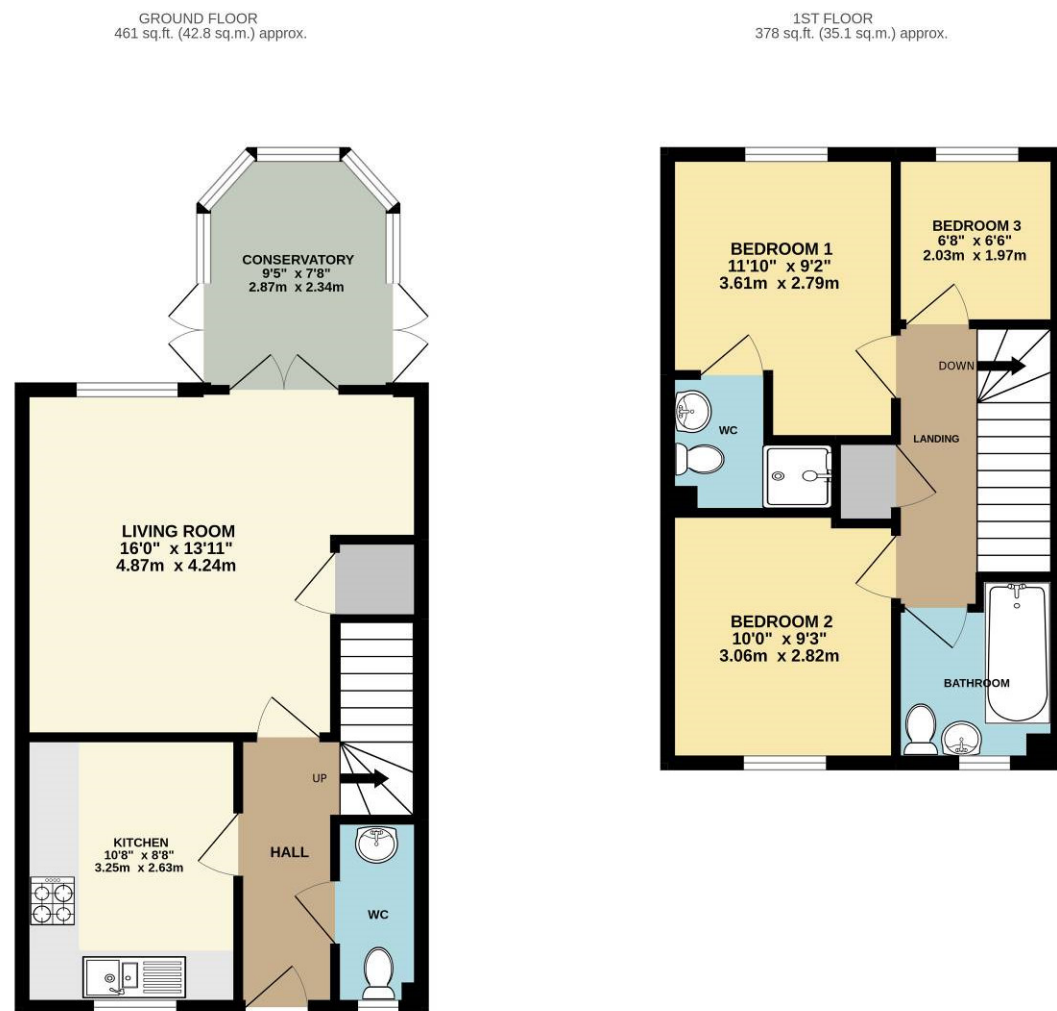
Ref: JP/CYS220397

Council Tax Band: D (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

## 236 Pentwyn Drive, Pentwyn, Cardiff. CF23 7SD



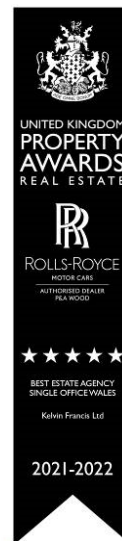
TOTAL FLOOR AREA: 839 sq.ft. (78.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
Made with Metropix ©2022

362 Cyncoed Road Cardiff CF23 6SA  
T 029 2076 6538 F 029 2074 7454  
E cyncoed@kelvinfrancis.com

Church Road Lisvane Cardiff CF14 0SJ  
T 029 2068 9200 F 029 2068 9300  
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS

[www.kelvinfrancis.com](http://www.kelvinfrancis.com)



A modern semi-detached property located opposite a wooded area, a short walk to a local grocery shop, easy vehicular access to the A48(M) and a stone's throw from bus links to the City Centre. Entrance hall, cloakroom/WC, kitchen, lounge/diner, conservatory, 3 bedrooms, en suite shower room and a family bathroom. uPVC double glazed windows and doors, gas central heating (new boiler 2020), fitted oven, hob and hood. Outside is an enclosed front courtyard, side access, enclosed tiered garden to the rear and two allocated parking spaces to the rear. EPC Rating: C

**Guide Price: £239,950**





### Entrance Hall

Double glazed composite steel panelled entrance door, radiator, high quality dark oak style gloss finish solid wood floor, master telephone and internet socket, full turning staircase with hand rail to first floor landing, radiator.

### Cloakroom/WC

Opaque window to front, close coupled push button WC and wall mounted ceramic wash hand basin (replaced 2020), ceramic floor tiling and wall tiling to half height, radiator.



### Kitchen 10'8" (3.25m) x 8'8" (2.64m)

Aspect to front, a modern matt light grey fitted kitchen appointed along two sides comprising of soft closed eye level units and base units with drawers and marble effect round nosed worktops over, ceramic wall tiling to work surface surrounds, inset 1.5 bowl sink with mixer tap, fitted four burner gas hob with stainless steel splashback and extractor hood above, electric oven below, plumbing and space for washing machine and separate dishwasher, radiator, marble effect ceramic floor tiling, wall mounted Combi gas central heating boiler installed 2020.



### Lounge 16'0" (4.88m) wide x 13'11" (4.24m) overall

Overlooking the rear garden, continuation of the quality solid wood flooring, two radiators, TV point and telephone point, under stairs storage cupboard, double glazed French doors opening into the conservatory.



### Conservatory 9'5" (2.87m) x 7'8" (2.34m) overall

Of brick base construction with double glazed windows and two sets of French doors leading onto the garden, pitched polycarbonate roof, combination light and ceiling fan, ceramic floor tiling, power points.

### First Floor Landing

Loft access, spindle balustrade, continuation of the quality solid wood flooring, airing cupboard with storage.



### Bedroom 1 11'10" (3.61m) x 9'2" (2.79m) overall

Overlooking the enclosed rear garden, radiator, continuation of the quality wood flooring, TV point, large recess for wardrobe, door to ...

### En Suite Shower Room

Recessed shower with bi-folding glazed door and thermostatic controls, wall tiling, close coupled push button WC and pedestal wash hand basin (replaced 2020), tiled splashback, ceiling mounted extractor fan, ceramic floor tiling, radiator.

### Bedroom 2 10'0" (3.05m) x 9'3" (2.82m) overall

Overlooking the road and opposing wooded area, radiator, continuation of the quality flooring.



### Bedroom 3 6'8" (2.03m) x 6'6" (1.98m)

Aspect to rear, radiator, continuation of the quality wood flooring.



### Bathroom (replaced 2020)

Opaque window to front, modern white suite comprising of a twin grip panelled bath with shower mixer tap over and ceramic wall tiling, pedestal wash hand basin and close coupled push button w/c (replaced 2020), ceramic floor tiling, towel rail, ceiling extractor fan.



### Front Garden

Enclosed with wrought iron boundary, low maintenance area of stone chippings and flower beds, steps leading to the entrance canopy, side path and gate giving access to the rear garden.



### Rear Garden

Three tiered garden with an initial patio area, water tap, lighting, steps to two tiers laid with low maintenance stone chippings, timber garden shed, rear boundary access to two allocated parking spaces.

### Directions

Travelling south along Cyncoed Road away from the village, using Sherborne Avenue as your first turning on the left, take the sixth turning left into Hollybush Road. At the roundabout turn right into Glyncoed Road, followed by the next left into Pentwyn Drive and as the road sweeps around to the left, on passing the convenience store on the right hand side, the subject property can be found a short distance on the right.

### Viewers Material Information:

- 1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making any transactional decision.
- 2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.