



Glyn Eiddew, Pentwyn Cardiff CF23 7BQ

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, kitchen/diner, three bedrooms, loft room, gardens and detached garage, it's an ideal family home - early viewing advised.

Ground Floor

Entrance

Via a double glazed front door into:

Hall Area

Stairs rising to first floor, laminate flooring and opens to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring and single glazed window facing the hall area.

Lounge Area

13' 4" Max x 11' 8" Max (4.06m Max x 3.56m Max)
Double glazed bay window to front aspect, radiator, gas fire and laminate flooring.

Kitchen/Dining Area

18' 6" x 12' 1" (5.64m x 3.68m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, integrated dishwasher, tiled flooring, radiator, spotlights, double glazed window to rear aspect, double glazed door providing access to rear and double glazed French doors providing access to rear garden.

First Floor

Landing

Stairs rising to loft room and doors providing access to:

Bedroom One

13' 7" plus door recess x 10' 9" (4.14m plus door recess x 3.28m)
Double glazed window to front aspect and radiator.

Bedroom Two

12' 5" Max x 11' 3" Max (3.78m Max x 3.43m Max)
Double glazed window to rear aspect, radiator and two built in cupboards under the loft stairs.

Bedroom Three

10' 8" Max x 7' 7" Max (3.25m Max x 2.31m Max)
Double glazed window to front aspect, radiator and built in overstairs cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, laminate flooring, partially tiled walls, radiator and double glazed window to rear aspect.

Second Floor

Loft Room

6' 11" x 5' 8" (2.11m x 1.73m)
Two skylights to rear aspect, wall mounted combi boiler, spotlights and storage in eaves.

Outside

Front Garden

Gated access, mainly laid to lawn with footpath leading to entrance.

Rear Garden

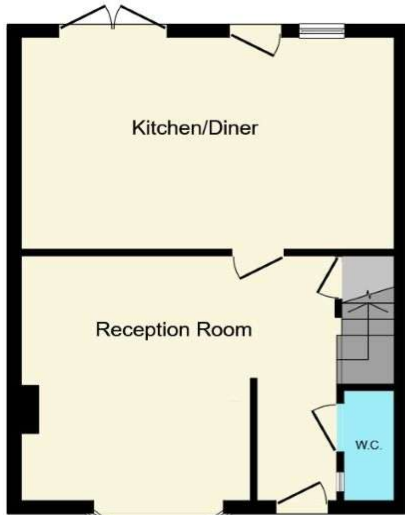
Enclosed with decking, paved area, artificial grass and gated rear access.

Detached Garage

20' 3" x 9' (6.17m x 2.74m)
Access from rear garden. The vendor has advised that the garage has a newly fitted flat roof and joists.

Additional Information

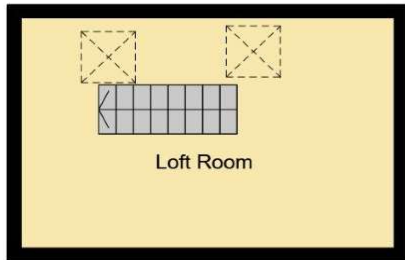
The vendor has advised that the windows were replaced in 2025.



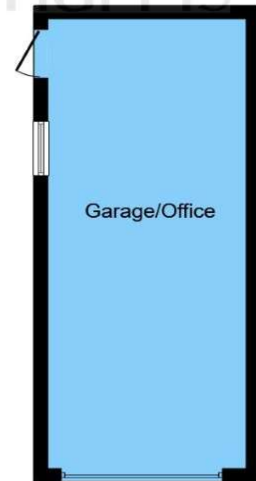
Ground Floor



First Floor



Second Floor



Outbuilding

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Glyn Eiddew,
Pentwyn Cardiff

- Mid Terraced Family Home
- Three Bedrooms
- Lounge Area and Downstairs WC
- Fitted Kitchen/Dining Area
- First Floor Bathroom

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

£270,000



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Property Ref:
ROA114860 - 0003

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