



Wyncliffe Gardens, Pentwyn Cardiff CF23 7FA

welcome to Wyncliffe Gardens, Pentwyn Cardiff

- End Terraced Townhouse
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Fitted Kitchen/Dining Area
- Ground Floor Bedroom Four/Study

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of
£350,000

A well-presented four-bedroom townhouse in the sought-after area of Pentwyn, offering flexible accommodation over three floors, a private garden, driveway, garage, and excellent access to local amenities, schools and transport links. Ideal for modern family living. Internal viewing recommended!



Ground Floor
Entrance
Hallway
Utility Room
Bedroom Four/Study
First Floor
Landing
Lounge
Kitchen/Dining Area
Second Floor
Landing
Bedroom One
En-Suite
Bedroom Two
Bedroom Three
Bathroom
Outside
Front
Rear Garden
Integrated Garage
Estate Agents Notes

view this property online allenandharris.co.uk/Property/ROA115075



Property Ref:
ROA115075 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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