

Glyn Eiddew

PENTWYN, CARDIFF, CF23 7BW

GUIDE PRICE £185,000

**Hern &
Crabtree**



Glyn Eiddew

NO CHAIN. Freshly redecorated, thoughtfully presented and offered to the market with no onward chain, this two bedroom end of terrace home occupies a tucked-away position within the established Glyn Eiddew development in Pentwyn.

The accommodation has a simple, practical flow. An entrance hall provides useful storage before stepping up into the living room, a comfortable main reception space with a front-facing window and staircase rising to the first floor. To the rear, the recently refitted kitchen brings a fresh feel to the house, with new units and flooring alongside space for everyday appliances. A glazed door opens directly onto the garden, making the kitchen naturally connected to the outside space.

Upstairs are two bedrooms, including a front-facing principal bedroom with built-in storage, together with a bathroom. Recent redecoration gives the interiors a clean backdrop and allows a new owner to settle in without the immediate need for significant cosmetic work.

Outside, the enclosed rear garden combines lawn, patio and stone chippings, with gated side access benefiting from the end of terrace position. There is also a lawned front garden, while an open residents' parking area can be found to the rear, with spaces available on a first come, first served basis.

Glyn Eiddew is well placed for everyday life in north-east Cardiff. Pentwyn offers a good selection of local shops and services, with further amenities in neighbouring Pontprennau and Cyncoed. There is a choice of schooling within the surrounding area, while nearby green spaces and walking routes provide opportunities to enjoy time outdoors. The location is particularly convenient for access to the A48 and M4, with bus services providing connections into Cardiff and surrounding districts. With its fresh presentation, recently refitted kitchen, private garden and no onward chain, this is an appealing opportunity for first-time buyers, downsizers or anyone seeking a well-positioned two bedroom home.



Approx 570.00 sq ft

Council Tax Band: C

ENTRANCE HALL

Entered via a double glazed PVC entrance door with obscure glazed panel above. Laminate flooring, useful storage cupboard and a single step rising to the living room.

LIVING ROOM

Double glazed window to the front. Radiator, laminate flooring and staircase rising to the first floor, with access through to the kitchen.

KITCHEN

Double glazed window overlooking the rear garden and double glazed door providing direct access outside. Recently refitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Stainless steel single bowl sink with mixer tap, plumbing for washing machine, space for gas cooker with fitted extractor hood above and space for fridge freezer. Radiator, vinyl flooring and additional storage cupboards.

FIRST FLOOR LANDING

Staircase rising from the living room with wooden handrail and balustrade. Loft access and doors to both bedrooms and the bathroom.

BEDROOM ONE

Double glazed window to the front. Radiator and built-in storage cupboard housing the gas combination boiler.

BEDROOM TWO

Double glazed window overlooking the rear garden. Radiator and laminate flooring.

BATHROOM

Obscure double glazed window to the side. Suite comprising panelled bath with shower mixer attachment, WC and wash hand basin. Tiled walls, radiator and vinyl flooring.

FRONT GARDEN

A lawned front garden enclosed by timber fencing provides a pleasant approach to the property.

REAR GARDEN

An enclosed rear garden arranged with a lawn, patio and

stone chippings, creating a practical outdoor space with room for seating. Gated side access is particularly useful and reflects the property's end of terrace position.

PARKING

Seller states there is a private car park at the rear and on-street parking at the front with no restrictions.

DISCLAIMER

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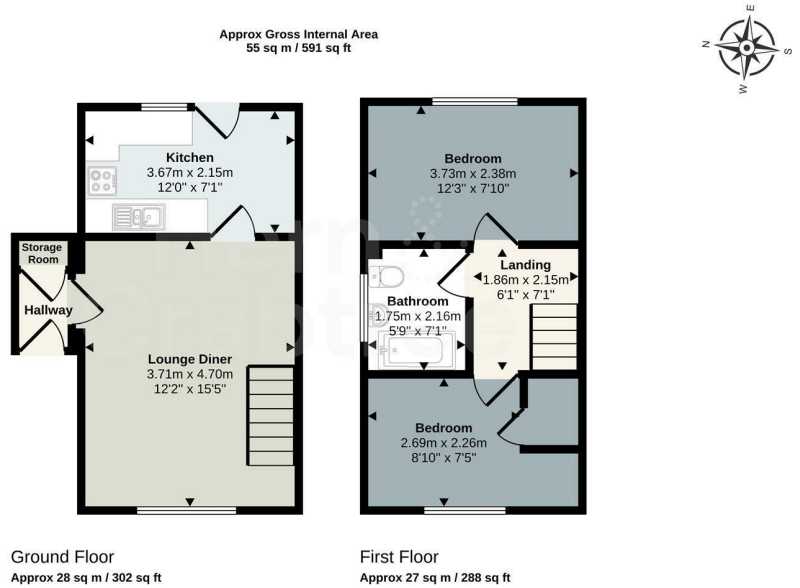
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

DIRECTIONS

<https://maps.app.goo.gl/u8Dev9WVwa5gNNjK8>



Good old-fashioned service with a modern way of thinking.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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



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