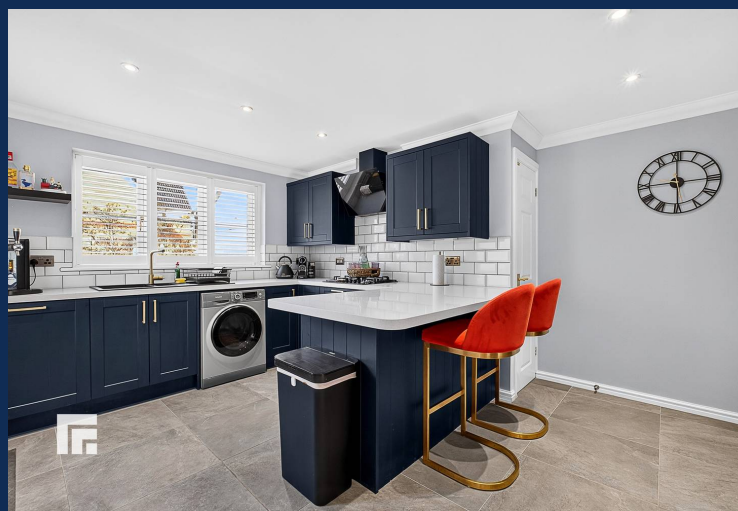




35 Wynccliffe Gardens, Pentwyn

£439,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hall

15' 5" x 7' 7" (4.71m x 2.31m)

Entered via uPVC door with inset leaded and obscured double glazed panels. Wood flooring. Radiator. Stairs to first floor. Coved ceiling.

Lounge

20' 3" x 10' 9" (6.18m x 3.28m)

Double glazed uPVC window to front. Double glazed uPVC French doors to rear garden. Wood flooring. 2 radiators. Coved ceiling.

Dining Room

9' 10" x 9' 11" (2.99m x 3.01m)

Double glazed uPVC window to front. Radiator. Coved ceiling.

W.c

7' 2" x 3' 4" (2.19m x 1.02m)

Obscured double glazed uPVC window to rear. Wood flooring. W.c, vanity enclosed wash hand basin with mixer tap and storage below. Radiator.

Kitchen / Breakfast Room

16' 10" x 13' 2" (5.13m x 4.01m)

Double glazed uPVC window to rear with fitted shutter. Obscured double glazed uPVC door to side. Tiled floor. Modern fitted kitchen, base and wall units with work surfaces and tiled splash backs incorporating one and a half composite sink unit with mixer tap. Built in oven and grill, 4 ring electric hob and touch screen extractor over. Integrated dishwasher and wine chiller. Space for washing machine and American style freezer.

First floor Landing

Access to boarded loft space via pull down ladder. Airing cupboard housing Worcester combi boiler and with shelving.

Bedroom One

10' 9" x 13' 1" (3.27m x 3.99m)

Double glazed uPVC window to front. Radiator. Coved ceiling. Door to en-suite.

En-suite

4' 11" x 7' 9" (1.49m x 2.35m)

Obscured double glazed window to front. Surface mounted sink unit with mixer tap, w.c, tiled shower cubicle with mains shower.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.09m)

Double glazed uPVC window to front. Coved ceiling. Radiator.

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed uPVC window to rear. Radiator. Coved ceiling.

Bedroom Four

11' 5" x 6' 9" (3.49m x 2.07m)

Double glazed uPVC window to rear. Radiator. Coved ceiling.

Bathroom

6' 0" x 7' 3" (1.83m x 2.20m)

Obscured double glazed uPVC window to rear. Panelled bath with hot and cold taps and with mains shower over, w.c, pedestal wash hand basin. Tiled floor. Part tiled walls. Chrome heated towel rail. Shaver point.

AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



REAR GARDEN

A lovely South West facing rear garden with paved seating area, lawn and borders housing trees. Gate to side leading to driveway.

GARAGE

Single Garage

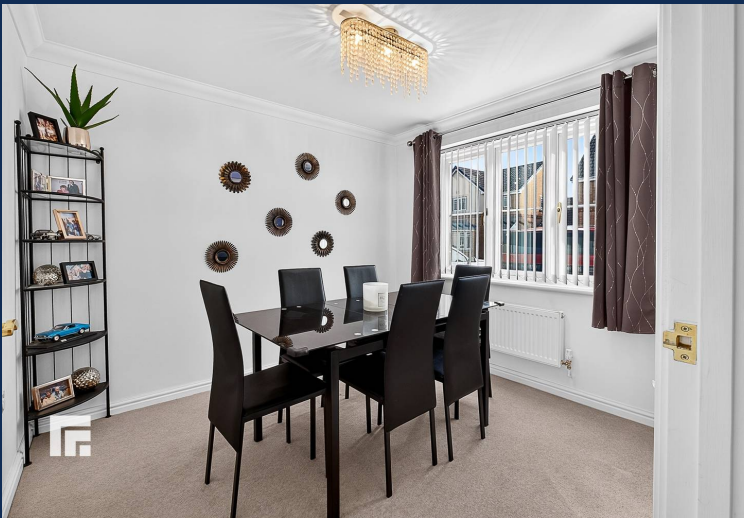
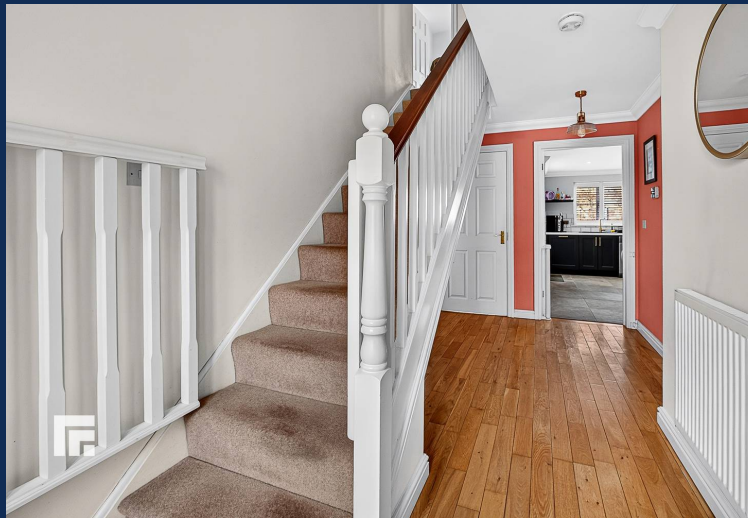
Power and lighting. Electric garage door to front. Personal door to side.

DRIVEWAY

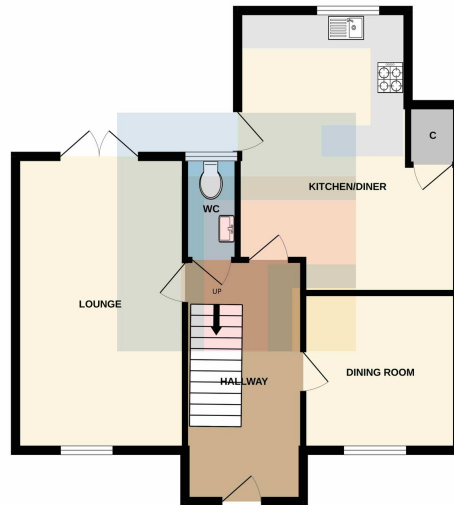
3 Parking Spaces

2 cars side by side and one further space in front of the garage.





GROUND FLOOR



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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