



164 WYNCLIFFE GARDENS  
PENTWYN  
CARDIFF CF23 7FD

£335,000



TOWN HOUSE



3



3



3



1

MGY are delighted to present this 3 bedroom family home, positioned in the popular Wyncliffe Gardens Development on a quiet cul-de-sac. This charming mid-terrace townhouse provides great access to the A48 and M4, and only a short walk to other amenities. The accommodation comprises, entrance hall, downstairs WC, 2 great sized Bedrooms and a large 3rd with an ensuite, family sized bathroom, utility space, kitchen/dining and a lounge. The property also offers off-street parking and a garage, providing convenience and ample storage space.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

18' 1" x 3' 11" (5.534 m x 1.212 m)

Radiator. Doors to all rooms. Stairs to 1st floor. Under stairs storage cupboard.

#### **DOWNSTAIRS BATHROOM**

3' 1" x 5' 7" (0.959 m x 1.725 m)

Tiled flooring. PVC window with obscure glass to front aspect. Radiator. WC with inset flush. Wash handbasin with tiled splashback. Shower unit with tiled walls. Mounted storage cupboard. Extractor fan.

#### **BEDROOM 3**

11' 2" x 8' 6" (3.421 m x 2.604 m)

PVC window to rear aspect. Radiator.

#### **UTILITY ROOM**

7' 8" x 7' 11" (2.357 m x 2.422 m)

PVC window to rear aspect. Door to rear garden. Base cabinet with square edge countertop. Space for white goods. Boiler.

#### **FIRST FLOOR LANDING**

9' 8" x 4' 7" (2.956 m x 1.414 m)

Doors to all rooms. Stairs to 2nd floor.

#### **LOUNGE**

13' 9" x 16' 11" (4.212 m x 5.176 m)

Two PVC windows to front aspect. Two radiators.

#### **KITCHEN/DINER**

L Shaped 16' 11" x 12' 3" (5.157 m x 3.747 m)

Two PVC windows to rear aspect. A range of base and wall mounted cabinets with contrasting square edge countertops. Integral oven with a 4 ring gas hob and extractor fan above. Radiator. Space for goods.



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## SECOND FLOOR LANDING

4' 5" x 7' 0" (1.351 m x 2.139 m)

Doors all rooms. Built-in storage/laundry cupboard.

## BATHROOM

7' 1" x 7' 6" (2.174 m x 2.289 m)

Bath unit. WC within inset flush. Radiator. Wash hand basin.

Part tiled walls. PVC window with obscure glass to rear aspect. Extractor fan.

## BEDROOM TWO

8' 6" x 11' 6" (2.612m x 3.511 m)

PVC window to rear aspect. Radiator. Built in wardrobe.

## BEDROOM ONE

10' 3" x 12' 11" (3.147 m x 3.952 m)

PVC window front aspect. Built-in wardrobe. Radiator. Door to ensuite :-

## ENSUITE

3' 6" x 5' 7" (1.085 m x 1.716 m)

PVC window with obscure glass to front aspect. WC with inset flush. Radiator. Wash hand basin. Shower unit with tiled walls.

## OUTSIDE

Rear - Private and enclosed rear space. Decked patio area. Fence to boundary.

Front - Off road parking.



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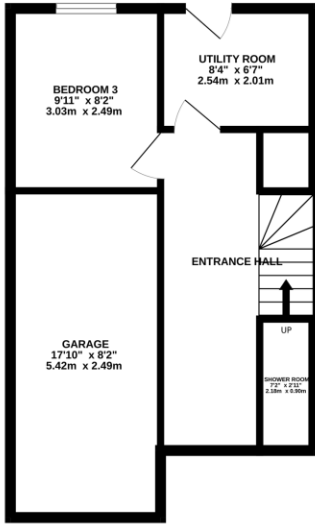


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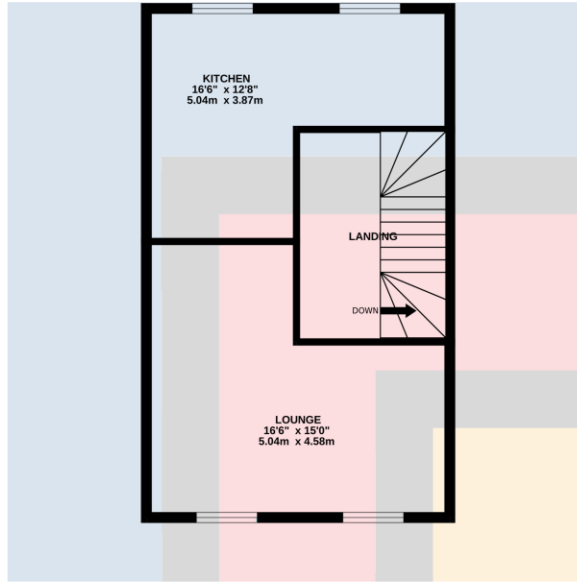


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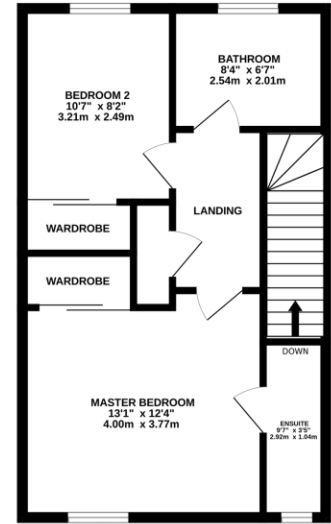
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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.  
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**BIRCHGROVE** 029 2052 9026

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



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