



Llwyn Onn  
Pantmawr  
Cardiff  
South Glamorgan  
CF14 7TS

Offers In Excess Of £397,000

bettermove

# Llwyn Onn Cardiff

Bettermove are proud to present this 3 bedroom detached house in Cardiff available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, utility room, w/c, wet room, 2 bedrooms and fitted kitchen on the ground floor. The first floor consists of the main bedroom and bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular area of Pantmawr, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4, A470 and many local bus and train routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total area: approx. 114.3 sq. metres (1230.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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