



73 Watkins Square

Llanishen, Cardiff CF14 4NH

Asking Price £325,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this four bedroom semi-detached townhouse in the highly desired area of Llanishen. The property briefly comprises; entrance hall, living room, kitchen and wc to the ground floor with two double bedrooms and a bathroom on both the first and second floor. The property has a single garage and driveway. Council Tax Band F.

The property is situated within Llanishen, which is North of Cardiff, it has an abundance of amenities. The property is short walk from a range of shops both national and local, cafes and local playing fields. The property is a short drive away from Parc Ty Glas industrial estate and Llanishen and Lisvane reservoirs. Llanishen train station is a short drive away which provide easy links into the city centre. The property is within a short drive of the City Centre and the M4 corridor. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

Excellent opportunity for an Investor - Potential Income of £3,000 per month from Air BnB

No Chain

Accommodation

Ground Floor

Entrance Hall 7'4" x 15'0" (2.24m x 4.57m)

Entered via UPVC front door with opaque vision panels into open entrance hall. Skimmed walls and ceiling. Carpet floor. Radiator. Storage cupboard. Pendant ceiling light. Doorways through to all ground floor rooms. Full turn staircase leads up to first floor landing.

WC 2'10" x 5'7" (0.86m x 1.70m)

Two piece suite in white comprising pedestal wash hand basin and dual flush WC. Tiled splashbacks. Radiator. Skimmed walls and ceiling. Wood effect flooring. Extractor. Pendant ceiling light.

Kitchen/Dining Room 11'1" x 15'0" (3.38m x 4.57m)

Modern fitted kitchen with a range of white wall and base units set under and over a grey mottle effect work surface. Features include; four ring gas hob and electric oven under, integrated fridge/freezer behind matching decor panel, integrated dishwasher behind matching decor panel and single sink and drainer. Space and plumbing for washing machine. Tiled splashbacks. Space for table and chairs. UPVC double glazed window to front elevation. Further UPVC double glazed patio doors to side elevation allowing plenty of natural light and access to the garden. Mottle effect vinyl flooring. Further skimmed walls and ceiling. Radiator. Pendant ceiling light.

Living Room 8'8" x 15'0" (2.64m x 4.57m)

Three UPVC double glazed window to front and side elevations allowing plenty of natural light. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Radiator.

First Floor

Landing 7'4" x 10'11" (2.24m x 3.33m)

Full turn carpeted staircase from entrance hall to open landing. Skimmed walls and ceiling. Pendant ceiling light. Pendant ceiling light. Storage cupboard. Doorways through to all first floor rooms. Full turn staircase leads up to second floor landing.

Bedroom One 8'8" x 15'3" (2.64m x 4.65m)

Three UPVC double glazed window to front and side elevations allowing plenty of natural light. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Radiator.

Bedroom Two 11'11" x 15'3" (3.63m x 4.65m)

Three UPVC double glazed window to front and side elevations allowing plenty of natural light. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Radiator.

Bathroom One 7'4" x 5'3" (2.24m x 1.60m)

Three piece suite in white comprising; panelled bath with hot and cold mixer tap and separate mains connected shower, low level dual flush WC and pedestal wash hand basin. UPVC double glazed opaque window to front elevation. Part tiled walls. Further skimmed walled and ceiling. Wood effect laid flooring. Pendant ceiling light. Radiator.

Second Floor

Landing 7'4" x 9'5" (2.24m x 2.87m)

Accessed via full turn carpeted staircase from first floor landing. Skimmed walls and ceiling. Pendant ceiling light. Pendant ceiling light. Storage cupboard. Doorways through to all second floor rooms.

Bedroom Three 8'8" x 15'3" (2.64m x 4.65m)

Two UPVC double glazed window to front and side elevations allowing plenty of natural light. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Radiator.

Bathroom Two 8'4" x 5'6" (2.54m x 1.68m)

Three piece suite in white comprising; walk in shower cubicle mains connected shower with separate shower head fitment, low level dual flush WC and pedestal wash hand basin. UPVC double glazed opaque window to front elevation. Part tiled walls. Further skimmed walled and ceiling. Wood effect laid flooring. Pendant ceiling light. Radiator.

Bedroom Four 11'1" x 15'3" (3.38m x 4.65m)

Two UPVC double glazed window to front and side elevations allowing plenty of natural light. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Radiator.

Outside

Good sized rear garden accessed via patio doors from the kitchen/dining room. Mainly laid to lawn with a small area of patio slabs. Feather edged fencing to borders.

Garage

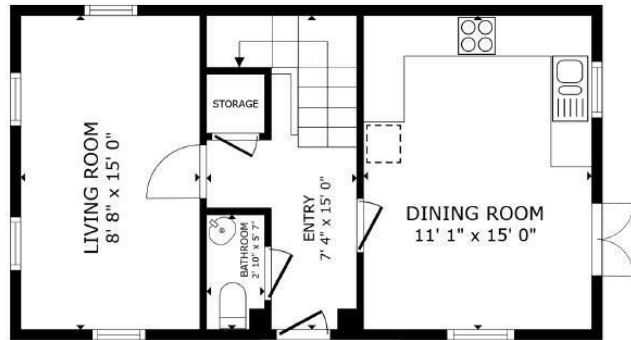
Detached single garage accessed to the side of the property via private driveway.

Services & Estate Charge

Mains gas, electricity, water and drainage. Please note there is an annual estate charge that comes with the property for upkeep of the communal gardens in the area (current year charge £260.31.)



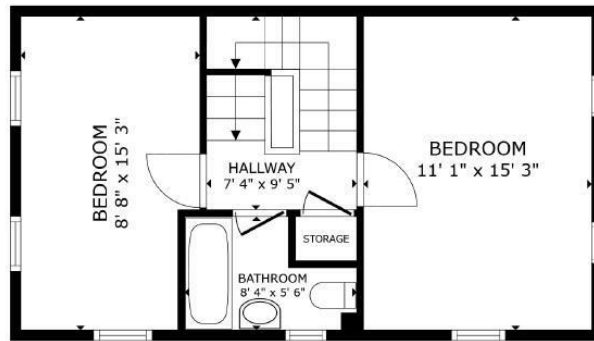




GROUND FLOOR

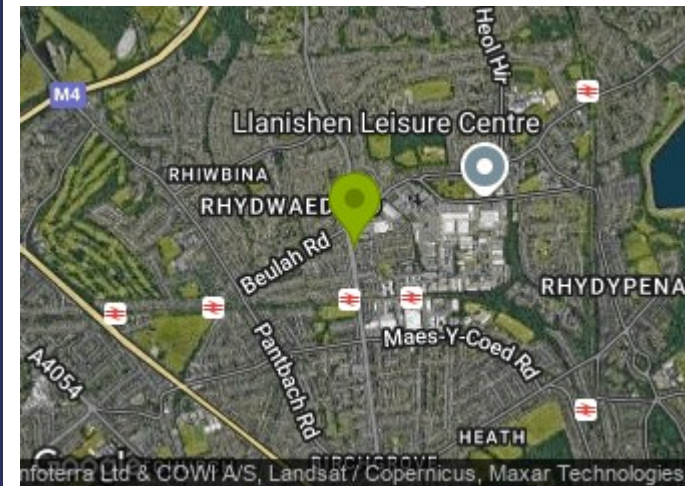


FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
FLOOR 1 422 sq.ft. FLOOR 2 422 sq.ft. FLOOR 3 422 sq.ft.
TOTAL : 1,266 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

