









Conservator Living Room Bedroom ' Lounge Mezzanine **Ground Floor** First Floor Mezzanine Floor

welcome to Brocastle Road, CARDIFF

- Semi-Detached House With Bespoke Extensions And Rear Garage/Annex
- Enviable Grounds Inclusive Of Paved
 Driveway, Rear Gardens Laid Mainly To
 Lawn And Unique Outbuildings
- Stunning Open Plan Kitchen/Diner Inclusive Of Several Appliances
- Generous Reception Rooms,
 Conservatory Extension, Additional
 Ground Floor Study Room
- Three Well-Proportioned Bedrooms

£530,000





Porchway Entrance Hall Reception Area One

11' 1" widest x 10' 8" widest (3.38m widest x 3.25m widest)

Reception Area Two

10' 5" widest x 10' 2" widest (3.17m widest x 3.10m widest)

Conservatory

9' 8" x 8' 5" (2.95m x 2.57m)

Kitchen/diner

18' 4" widest x 13' 8" widest (5.59m widest x 4.17m widest)

Cloakroom - W/c Study

14' 1" x 6' 6" (4.29m x 1.98m)

First Floor Landing Bedroom One

13' 4" widest x 8' 9" widest (4.06m widest x 2.67m widest)

Bedroom Two

10' 8" widest x 8' 5" widest (3.25m

widest x 2.57m widest

Bedroom Three

7' 4" widest x 5' 2" widest (2.24m widest x 1.57m widest)

Bathroom Driveway Double Garage/annex

18' 3" garage x 18' garage (5.56m garage x 5.49m garage)

Rear Garden

view this property online allenandharris.co.uk/Property/WTC108821

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



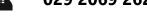
Property Ref:

WTC108821 - 0012

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