



**Sunnybank Close, Cardiff CF14 1EQ**



## welcome to Sunnybank Close, Cardiff

- Executive Detached House At The End Of A Popular Cul-De-Sac, Views Over An Open Green To Front
- Two Reception Rooms And Conservatory Extension
- Kitchen/Diner And Separate Utility Room
- Four Well-Proportioned Bedrooms
- Family Bathroom, En-Suite Shower Room, Ground Floor W/C

**£450,000**



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.



### Entrance Hall

### Reception Room One

16' 2" widest x 13' 4" widest ( 4.93m widest x 4.06m widest )

### Reception Room Two

9' 1" x 8' 1" ( 2.77m x 2.46m )

### Conservatory

9' 4" x 9' 2" ( 2.84m x 2.79m )

### Kitchen/diner

12' x 9' 1" ( 3.66m x 2.77m )

### Utility Room

### Cloakroom - W/c

### First Floor Landing

11' 5" widest x 10' 5" widest ( 3.48m widest x 3.17m widest )

### En-Suite

### Bedroom Two

13' 6" widest x 8' 8" widest ( 4.11m widest x 2.64m widest )

### Bedroom Three

11' 4" widest x 10' 1" widest ( 3.45m

widest x 3.07m widest )

### Bedroom Four

8' 8" widest x 8' 7" widest ( 2.64m widest x 2.62m widest )

### Bathroom

### Integral Garage

### Driveway

### Rear Garden

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### Property Ref:

WTC108721 - 0015

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**allen & harris**



**029 2069 2626**



[whitchurch@allenandharris.co.uk](mailto:whitchurch@allenandharris.co.uk)



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



**allenandharris.co.uk**