



Dan-Y-Graig, Cardiff CF14 7HJ

welcome to

Dan-Y-Graig, Cardiff

NO CHAIN! Tastefully extended four double bedroom detached dormer bungalow offering a very attractive modern accommodation with open plan living. The property is set in a secluded development with easy access to Rhiwbina & Whitchurch with great links onto the M4.



Entrance Hall

22' 8" x 7' 4" (6.91m x 2.24m)

Wood block flooring, radiator, cloak cupboard with housing boiler, door to most rooms, stairs to first floor.

Living Room & Diner

26' 2" x 11' 9" (7.98m x 3.58m)

Double glazed windows and French door to rear, coved ceiling, ceramic tile flooring, TV point, two radiators.

Fitted Kitchen

26' 2" x 11' 9" (7.98m x 3.58m)

A Sigma 3 fitted kitchen with integral fridge /freezer, dishwasher, washing machine and oven with gas hob, extractor hood, inset light, tile splash backs, Belfast style sink, ceramic tile flooring, double glazed window to side

Bedroom One

10' 8" x 11' 9" (3.25m x 3.58m)

Double glazed window to front, radiator, wood effect flooring.

Bedroom Two

10' 9" x 11' 8" Max (3.28m x 3.56m Max)

Double glazed window to side, TV point, radiator, built-in wardrobe.

Family Bathroom

12' 6" Max x 5' 5" (3.81m Max x 1.65m)

Raised bath with central tap, fully tiled, heated towel rail, wc, wash hand basin with vanity and Quartz work top, ceramic flooring, walk-in shower with a Rain fall shower, obscured double glazed window to front and side.

Landing

Ample landing, door to both bedrooms

Bedroom Three

12' 11" x 11' 7" (3.94m x 3.53m)

Two double glazed sky light and additional feature triangular double-glazed window to rear, radiator,

TV point, some restricted head height.

Bedroom Four

12' 2" x 9' 6" (3.71m x 2.90m)

Two sky light double-glazed window and additional feature double glazed triangular window, radiator.

Front Garden

Enclosed with hedges, paved path to front door and gravelled area, drive leading to garage.

Rear Garden

Enclosed with hedges and fencing, paved patio, outside tap, laid to lawn, gate to garage.



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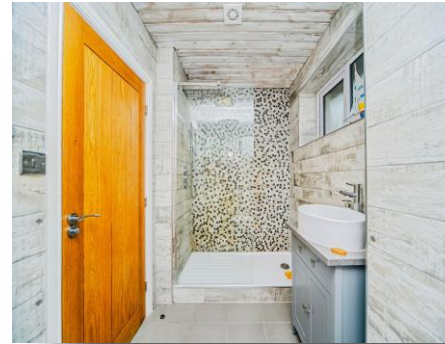
Dan-Y-Graig, Cardiff

- Superb, detached residence in a secluded development. NO CHAIN !
- Excellent size open plan living room.
- Sigma three fitted kitchen with integral appliances and Quartz work top
- Four double bedrooms, Charming five-piece suite family bathroom
- Drive leading to Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: F

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109418 - 0008

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