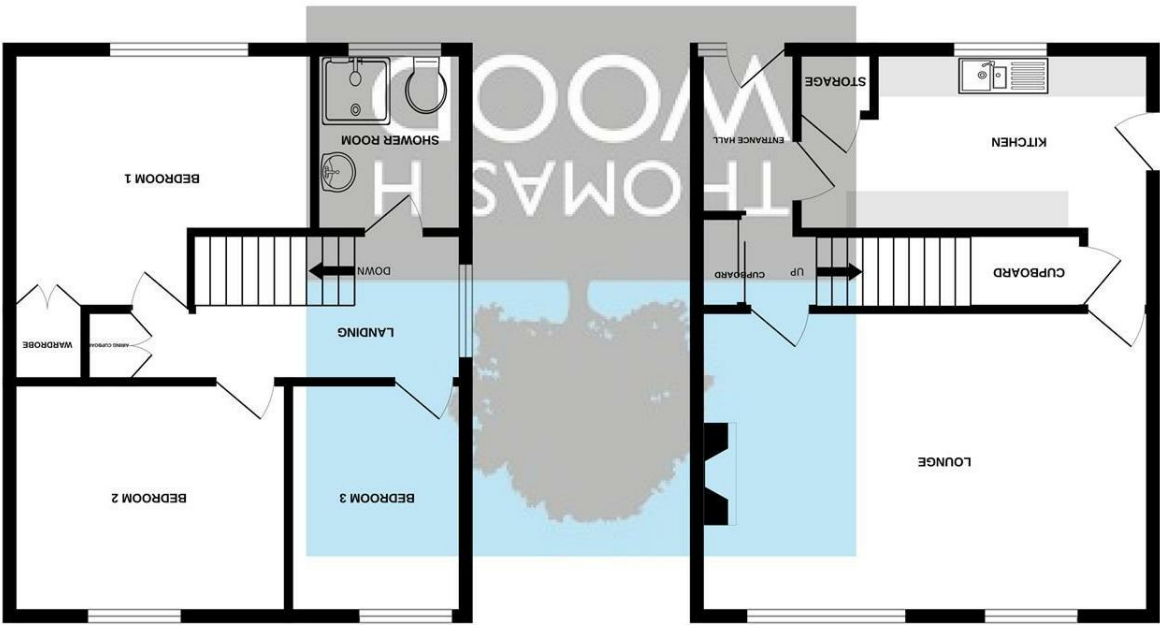


Whilst every attempt has been made to ensure the accuracy of the brochure contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 87.0 sq.m. (936 sq.ft.) approx.

3 BEDROOM



1ST FLOOR

GROUND FLOOR

Energy Efficiency Rating	
Potential	Current
85	73

Very energy efficient - lower running costs (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

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 WOOD





18 Colwinstone Close,
Llandaff North, Cardiff
CF14 2LF

Asking Price £269,950
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 936.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - B85

A rare opportunity to purchase this three bedroom semi-detached, family home, ideally located on Colwinstone Close in Llandaff North. The property is offered for sale for the first time in over 58 years and will be sold with no onward chain. Close to the villages of Llandaff North and Whitchurch with their excellent amenities and transport links to Cardiff City Centre. The accommodation comprises, entrance hallway, generous lounge/diner, kitchen and outhouse. Three good size bedrooms and a modern shower room. The property further benefits from a good size front and rear garden and a garage. Viewings are recommended.

ENTRANCE HALLWAY

Via UPVC door to carpeted hallway. Useful storage cupboard, doors to all rooms and stairs to the first floor.

KITCHEN

4.25m x 2.32m (13'11" x 7'7")

Overlooking the front aspect with a range of units and complementary work surfaces. Space and plumbing washing machine and space fridge. uPVC double glazed window and uPVC door to garage and gardens.

LOUNGE

5.92 x 3.89m (19'5" x 12'9")

A generous reception room overlooking the rear garden. With carpeted floor covering original parquet floor, papered walls and feature gas fire. uPVC windows to rear gardens. Door to the kitchen and door to the hallway.

LANDING

Via carpeted staircase to landing. UPVC window to side aspect. Doors to all rooms, airing cupboard with Baxi combination boiler and loft access.

BEDROOM

4.00m x 3.28m (13'1" x 10'9")

With carpeted floor, papered walls, artex ceiling, fitted wardrobes, UPVC window, radiator with TRV.

BEDROOM TWO

3.65m x 2.93m (11'11" x 9'7")

With carpeted floor, papered walls, artex ceiling, UPVC window, radiator with TRV.

BEDROOM THREE

2.22m x 2.90m (7'3" x 9'6")

With carpeted floor, papered walls, artex ceiling, UPVC window, radiator with TRV.

SHOWER ROOM

1.79m x 2.35m (5'10" x 7'8")

A wet room shower, low level WC and wash hand basin. Fully tiled walls, smooth ceiling, obscure UPVC window and radiator.

GARAGE

2.89m x 4.81m (9'5" x 15'9")

A generous garage with power, lighting and electric up and over door. The garage has excellent conversion potential if desired.

OUTSIDE

FRONT

Paved patio and path to front and side entrance. Mature hedgerow.

REAR

A delightful rear garden the laid lawn and mature plants, shrubs and trees.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band D



