

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



31 THREE ARCHES AVENUE, LLANISHEN, CARDIFF CF14 0NU

Traditional, Three Bedroom, Bay Fronted, Semi-detached House situated in a pleasant and well-regarded road, just off and between Fidllas Road and Heathwood Road and having easy access to local facilities at Rhydypenau Cross Roads. Other retail facilities are readily available across North Cardiff and there is ample recreational space nearby, the property within few minutes' walk of Rhydypenau Park, as well as Roath Park with its lake and wild gardens. Cardiff City Centre is approximately three miles distant and can be easily reached by rail from Heath Halt, a short walk and there are bus routes on nearby Heathwood and Fidllas Roads. Local schools include Rhydypenau Junior and Cardiff High, both enjoying a strong demand.

The property is built of brick with rendered elevations under a tiled roof and has the benefit of gas central heating via a recently installed Combination boiler together with double glazing, the majority of which are in uPVC. with front windows and bathroom window in hard wood, mahogany, all in good condition and last coated in 2021. We understand that the property was re-wired in 2012, to include exterior double power socket on utility exterior wall. There is also Cavity wall insulation, rockwool and insulated loft space 250+mm. The house is set on a particularly good size plot with an attractive, west facing, rear garden and briefly comprises:

Hall, Lounge, Rear Dining Room, Kitchen, Utility Space, Three Bedrooms and bathroom with walk-in Shower. Driveway, Garage, and Gardens to front and rear.

**TRADITIONAL THREE BEDROOM SEMI-DETACHED
HOUSE IN TREE LINED ROAD**

NO CHAIN

PRICE GUIDE: £379,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

UPVC double glazed front door to the -

HALL: (15'0" x 6'4") Staircase to first floor with handrail and newel post, one radiator and pendant light.

UNDERSTAIRS CLOAKROOM: With low flush close coupled w.c. corner wash hand basin, double glazed uPVC frosted window to side, radiator and fitted light.

FRONT LOUNGE: (12'9" inc bay x 11'11") Bay Window to front with double glazed windows, one radiator under, curtain track over, pelmet above, pebble effect inset fire and ceiling light. Paned glazed door to the hall.

REAR DINING ROOM: (12'5" x 12'0") Double glazed aluminium sliding patio doors to rear garden, fitted blinds and curtain pole above, wall mounted gas fire, radiator, coving and ceiling light. Paned glazed door.

KITCHEN: (14'5" x 6'4") Two double glazed uPVC windows to side, range of fitted units comprising, cupboards, drawers and work surfaces, built-in four ring gas hob with extractor over, double oven under, one and half bowl sink unit, breakfast bar, one radiator, two fitted lights and door off to -

UTILITY SPACE: (2'7" x 8'0") Space for washing machine, fridge freezer etc. Fitted light.

FIRST FLOOR

LANDING: (7'11" x 6'3") Loft hatch, Double glazed uPVC frosted window to the side and pendant light.

FRONT BEDROOM ONE: (12'9" inc bay x 10'10") Bay to front with double glazed windows, one radiator under, range of built-in wardrobes and pendant light.

REAR BEDROOM TWO: (12'6" x 12'0") Double glazed uPVC window to rear, vertical blinds, one radiator under, built in wardrobe and pendant light.

FRONT BEDROOM THREE: (7'7" x 7'8") Window to front, one radiator under, fitted roller blind and ceiling light.

BATHROOM: (7'11" x 6'3") Double glazed window to rear, fitted roller blind, walk-in shower cabinet with wall mounted electric shower, low flush close coupled w.c. pedestal wash hand basin, part wall tiling, panelled to the remainder, built in airing cupboard with Baxi Duel Tech Combination boiler to serve heating and hot water, small radiator, extractor fan and ceiling light.

EXTERIOR

FRONT GARDEN: Paved to match driveway.

DRIVEWAY: Paved and giving access to –**PREFABRICATED GARAGE:** With up and over door.

REAR GARDEN: Patio, central path with laid lawn, flower beds to surround and having an approximate length of 65’ and a westerly aspect.

TENURE: We understand the tenure to be **Freehold**, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) appx





