

# CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



## **291 BRYN FEDW, LLANEDEYRN, CARDIFF. CF23 9PS**

Modern Easily Maintained Three Bedroom Mid link house, situated in a pleasant, convenient cul-de-sac position within easy reach of local facilities. Ample retail outlets are within easy reach across the eastern side of the city including the retail park at Pontprennau and Cardiff City Centre is four miles and can be readily accessed via the Circle Road which surrounds the Llanedeyrn Development and also gives access to the junction for the A48M.

The property is built of brick under a tiled roof and has the benefit of gas central heating together with upvc double glazing. The accommodation is well proportioned with good sized rooms and is set on an easily maintained plot with ample parking to the rear courtyard. The property has been well maintained, would now benefit from some modernisation and upgrading, but provides an ideal opportunity for a first-time buyer.

Briefly Comprising: Lounge, Dining Room, Fitted Kitchen, rear Hallway, Ground Floor Cloakroom, Utility Room. To the First Floor is a good size landing, three bedrooms and a bathroom.

**EASILY MAINTAINED THREE BEDROOM HOUSE**

**VIEWING BY APPOINTMENT: NO CHAIN**

**PRICE GUIDE: £179,950**

**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.

Double glazed uPVC panelled door to -

**LIVING AREA: (13'4 x 8'7)** Double glazed uPVC window to front with fitted vertical blind and curtain track above, one radiator, coving, door off to kitchen and archway to

**LOUNGE: (13'5 x 9'11)** Double glazed uPVC window to front, fitted vertical blinds, one radiator, coving and ceiling light.

**REAR LOBBY:** One radiator, half glazed uPVC front door to rear exterior, understairs cupboard and ceiling light.

**GROUND FLOOR CLOAKROOM OFF:** With low flush w.c and wash hand basin, one radiator and ceiling light.

**UTILITY ROOM: (6'10 x 5'6)** Double glazed uPVC window to side with fitted vertical blinds, one radiator. Wall mounted Worcester gas boiler to serve central heating and mains water heater, fully tiled, ceramic tiled floor, washing machine points and ample space for fridge/freezer and other appliances and ceiling light.

**KITCHEN: (10'7 x 8'8)** Double glazed uPVC window to rear, range of fitted units comprising, cupboards, drawers and roll top work surfaces, one and half bowl sink unit with mixer tap, part wall tiling, space for slot in electric cooker, separate five ring gas hob, space for dish-washer and under surface fridge/freezer, one radiator, built-in cupboard and fluorescent light.

## **FIRST FLOOR**

**LANDING:** Loft Hatch & Pendant light. Handrail to Staircase

**FRONT BEDROOM ONE: (13'5 x 9'11)** Coving and ceiling light.

**FRONT BEDROOM TWO: (13'5 x 8'8)** Double glazed uPVC window to front, curtain track above, one radiator and pendant light.

**REAR BEDROOM THREE: (10'8 x 5'8)** Double glazed uPVC window to rear, curtain track above and one radiator and pendant light.

**BATHROOM: (4'9 x 9'8)** Double glazed uPVC frosted window to rear. Corner bath with mains shower, low flush close coupled w.c. and wash hand basin, fully tiled walls, one radiator and ceiling light.

**EXTERIOR**

**FRONT GARDEN:** Easily maintained front garden, approximately 12' in length, central path.

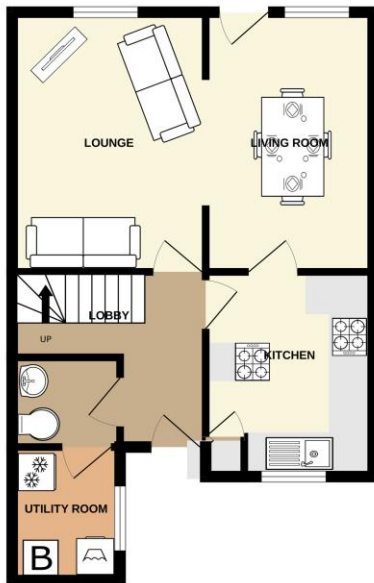
**REAR COURTYARD/DRIVEWAY:** With room for two cars with double gates having length of 23' and width of 19'.

**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.

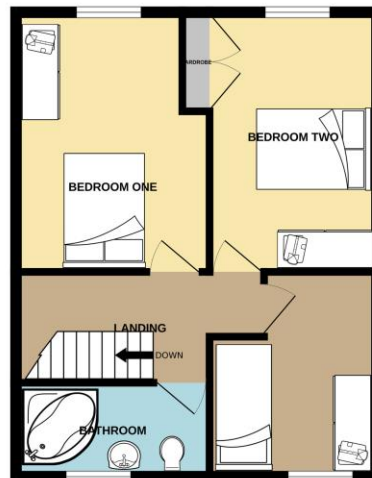
**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our 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](http://www.croftsanddavies.co.uk)

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA - 905 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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