

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



7 TENSING CLOSE, LLANISHEN, CARDIFF CF14 5AW

Large, Extended, Three Bedroom, Semi-detached Bungalow set in an elevated corner position in a quiet cul-de-sac position just off Everest Avenue. Local facilities are readily available at nearby Llanishen Village including a bank, post office and useful range of shops. Ample recreational space is close by and Cardiff City Centre is approximately four miles and can be readily accessed via bus routes on Station Road or by rail from Llanishen Station – a short walk. Local schools include Llanishen High on Heol Hir – & Christ The King RC Primary School - the latter on Everest Avenue itself.

The property is built of brick with rendered elevations under a tiled roof and has had the benefit of much amendment and modification and is now an elegant, well proportioned and appointed residence set in an attractive well-maintained garden. The property has the benefit of gas central heating via a modern combination boiler together with upvc double glazing. The accommodation has been amended to include a good size loft conversion to incorporate two bedrooms as well as an ensuite. Set in it's own grounds with gardens to the front side and rear as well as a driveway with room for 3-4 vehicles and a detached brick garage. Briefly Comprising:

Porch, Hall, Cloakroom, Front Lounge, Rear Living Room, Fully Fitted Kitchen / Diner, Large Front Bedroom with Dressing Room and En-suite. To the Loft – Two Further Bedrooms and En-suite Bathroom with Separate Shower.

ATTRACTIVE, WELL-PROPORTIONED BUNGALOW

VIEWING BY APPOINTMENT

PRICE GUIDE: £545,000

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

PORCH: Composite part glazed front door, uPVC double glazed window to side, inner uPVC front door with etched glazed panel and side screen to match, giving access to –

HALL: (17'9 x 4'6) Timber floor, one radiator, coving, two ceiling light, panelled doors to all ground floor rooms except the kitchen. Staircase to first floor.

UNDERSTAIRS CLOAKROOM: Low flush close coupled w.c. wash hand basin, one radiator, tiled floor and two ceiling lights.

FRONT LOUNGE: (13'4 x 12'5) With large double glazed uPVC picture window to front, fitted roller blind and radiator under, wood block parquet floor, coal effect gas fire set on raised hearth with mantelpiece over, coving and ceiling light.

REAR LIVING ROOM: (16'2 x 12'4) Double glazed uPVC French doors to rear garden, curtain pole above, one radiator, log effect fire recessed into chimney breast, coving and ceiling light fitting.

KITCHEN: (11'11 x 17'9) Large scale ceramic tiled floor, double glazed uPVC French doors to rear garden, fitted roller blind above and radiator. Kitchen area which is fully fitted with a range of floor and wall mounted units comprising, cupboards, drawers and roll top work surfaces, built-in sink unit with mixer tap, four ring gas hob with extractor over, oven under, built-in fridge and freezer, space for dishwasher and washing machine, inset ceiling lighting, double glazed uPVC window to rear garden with fitted roller blind and ceiling light fitted in dining area.

FRONT BEDROOM ONE: (13'10 x 12'9) Double glazed uPVC picture window to front with open view across Tensing Close with fitted roller blind, curtain pole above and radiator under, coving and ceiling light.

DRESSING ROOM OFF: (5'8 x 5'10) With range of fitted shelving, pendant light and door off to –

ENSUITE: (11'11 x 6'6) Suite in white comprising large walk-in shower cabinet with wall mounted Mains shower, glazed screen door, wash hand basin, low flush close coupled w.c. towel rack style radiator, double glazed uPVC frosted window to side with fitted roller blind, tiled floor with large scale ceramic tiled floor, built-in cupboard with wall mounted Worcester Combination boiler to serve heating and hot water, coving, three spot ceiling light fitting and ceiling mounted extractor fan.

FIRST FLOOR

LANDING: Velux window above, Ceiling light, three panelled doors to Bedrooms and Bathroom.

FRONT BEDROOM TWO: (8'10 x 13'9) Two Double glazed Velux windows to front with pull down blinds, one radiator, three spot ceiling light fitting.

REAR BEDROOM THREE: (9'4 x 13'8) Storage area (6'4 x 5'2) Panelled door off to eaves storage space (**approx. 5'sq**) with fitted light. Two Large double glazed Velux windows to rear and third smaller Velux window, radiator and three spot ceiling light fitting.

BATHROOM: (5'4 x 8'5) Suite in white comprising: Panelled bath, low flush close coupled w.c. wash hand basin, walk-in shower cabinet with fold back door, fully tiled to main shower, towel rack style radiator, tiled floor with large scale ceramic tiles, part-wall tiling and double glazed Velux window to front, three spot ceiling light fitting and extractor fan.

EXTERIOR

BLOCK PAVED DRIVEWAY: With room for four cars and giving access to -

FRONT GARDEN: laid to lawn with a flower bed to front with mature plants and shrubs. Paved pathway to rear garden and front door, wrought iron gate to -

SIDE GARDEN : Mainly laid to lawn with flower border, inset flower beds, green house and access to the garage, outside tap.

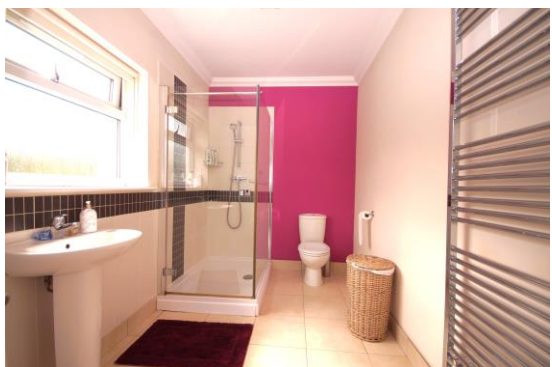
REAR GARDEN: With paved patio adjacent to the house, three steps up to garden with central path, two lawns either side, inset flower beds and paved patio area to rear with two flower beds and remainder gravelled and Pergola.

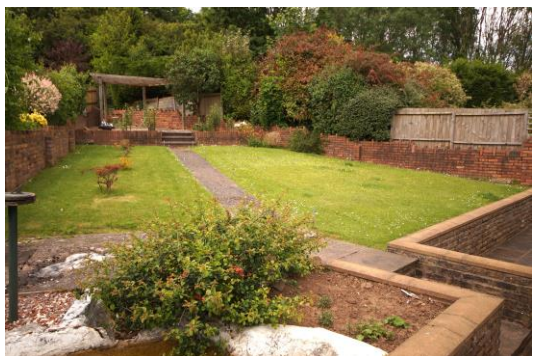
GARAGE: (18'2 x 9') Up and over door, half glazed pedestrian door to side, double glazed uPVC frosted window to rear, electrical consumer unit with power and light.

***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

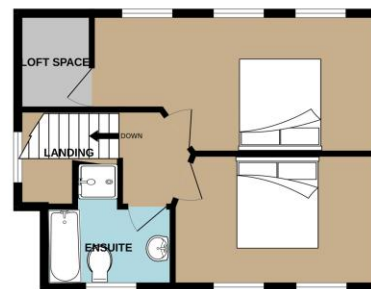
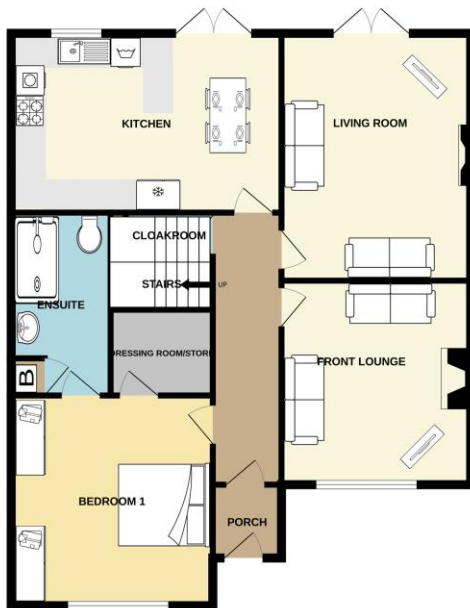






GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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