

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



199 GLYN EIDDEW, PENTWYN, CARDIFF CF23 7BT

Modern, Three Bedroom Semi-detached House situated in a pleasant, cul-de-sac position in popular Glyn Eiddew with easy access to local facilities cross North Cardiff via Pentwyn Road and the link to the A48M and the motorway network is only a few minutes drive. Cardiff City Centre is approximately four miles, there are buses on Pentwyn Road and a rail link from Heath Halt is within easy reach.

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 upvc double glazing. Set on an easily maintained plot with an attractive, open outlook to the front and with a useful rear courtyard and garage the accommodation which is well proportioned briefly comprises:

Hall, Ground Floor Cloakroom, Large through Lounge/Dining Room, Fitted Kitchen/Breakfast Room. Two Double Bedrooms and a good size single together with a fitted bathroom with a three-piece suite and shower over bath. Front and Side Gardens, rear Courtyard, Garage with Rear Access.

MODERN THREE BEDROOM HOUSE

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £269,950

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 front door to –

FRONT HALL: (7'9 x 7'2) Staircase to first floor with handrail and balustrades, one radiator, under-stairs meter cupboard and ceiling light.

GROUND FLOOR W.C.:UPVC double glazed window to side, low flush close coupled w.c. wash hand basin and ceiling light. Panelled door.

MAIN LOUNGE: (25'10 x 11') Double glazed uPVC window to front, curtain pole above, double glazed uPVC French door to rear garden with windows either side, fitted vertical blinds, two radiators, coving and two ceiling light fittings, mock plank imitation laminated floor. Panelled door off to -

KITCHEN: (14'3 x 9'7) Double glazed uPVC window to rear, double glazed uPVC half glazed door to the side, vertical blinds to window. Recent wall mounted Worcester Combination boiler to serve heating and hot water. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in sink unit with mixer tap, built-in four ring hob with oven under and extractor over, space for washing machine, fridge/freezer and dish washer. Part wall tiling, coving, one radiator, ceiling light fitting and floor to match lounge.

FIRST FLOOR

LANDING: (2'7 x 10') Double glazed uPVC window to side with fitted blinds. Built-in airing cupboard radiator and shelving.

REAR BEDROOM ONE: (11'3 x 12'10) Large double glazed picture window to rear, curtain pole above, one radiator, built-in double wardrobe with hanging rail and shelf, coving and ceiling light fitting.

FRONT BEDROOM TWO: (11'4 plus fitted wardrobe space 1'10 x 8'3) Large double glazed uPVC picture window to the front with open view, fitted vertical blinds, one radiator, built-in double wardrobe with hanging rail and shelf, coving and pendant light.

FRONT BEDROOM THREE: (11'4 x 6'10) Double glazed uPVC window to front. Fitted vertical blinds, one radiator, coving and ceiling light.

BATHROOM: (8'4 x 5'4) Double glazed uPVC frosted window to rear with fitted vertical blinds. Suite in white comprising: Panelled bath with Mains shower over, wash hand basin, low flush close coupled w.c. part-wall tiling, ceramic tiled floor and towel rack style radiator, coving, ceiling light fitting and panelled door.

EXTERIOR

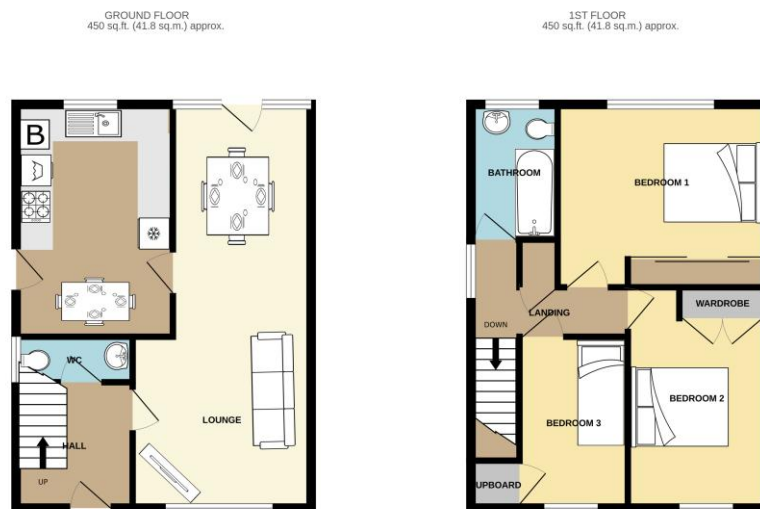
FRONT GARDEN: With central path, two lawns, pedestrian gate to side with access to – **REAR EXTERIOR AREA:** With raised paved patio.

GARAGE (14'8 x 7'8): Built of brick with up and over door, uPVC double glazed window to rear, uPVC half glazed door to side, 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.croftsanddavis.co.uk



TOTAL FLOOR AREA: 901 sq. ft. (83.7 sq.m.) approx.
While 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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