

Crundale Crescent

LLANISHEN, CARDIFF, CF14 5PX

GUIDE PRICE £250,000

**Hern &
Crabtree**



Crundale Crescent

Nestled in the highly sought-after area of Llanishen, this charming three-bedroom mid-terrace house offers a fantastic opportunity to create your perfect home. Conveniently located, the property is within easy reach of excellent bus links, a popular retail park, and is just a short walk to Coed Glas Primary School—making it an ideal choice for families or those seeking a well-connected location.

The property provides a blank canvas, offering the potential to put your own stamp on the space and tailor it to your style and needs. Inside, you'll find well-proportioned rooms with plenty of natural light, while outside, the good-sized rear garden offers ample space for outdoor relaxation or gardening.

This is a great opportunity to acquire a home in a prime location with the potential to add value and make it your own. Don't miss out on the chance to secure this wonderful property in Llanishen!



1011.00 sq ft

Entrance Hall

Entered via a composite laminate door. Wood laminate flooring, stairs to the first floor, radiator, doors to:

Living Room

10'11 x 18'3

Double glazed windows to the front and rear, picture rail, built-in shelves, two radiators. Wood laminate flooring.

Kitchen

11'5 x 10'9

Double glazed windows to the rear, radiator, wood laminate flooring, Combination boiler. Wall and base units with work tops over, stainless steel sink and drainer, tiled splash back. Space for cooker, space for fridge freezer.

Utility

13'11 x 6'0

Radiator, concrete floor, door to the rear garden and door to the front of the property. Door to WC.

WC

2'6 x 5'0

Double glazed window to the front, WC.

First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed window to the front, built-in cupboard, loft access hatch. Doors to:

Bedroom One

13'11 x 9'5

Double glazed windows to the front, radiator, built-in wardrobes.

Bedroom Two

10'4 x 11'5

Double glazed window to the front, built-in cupboard.

Bedroom Three

8'5 x 10'11

Double glazed window to the front, radiator.

Bathroom

6'5 x 8'1

Double obscure glazed window to the front, laminate flooring, tiled walls. Wash basin, bath, WC, 'Mira' power shower. Radiator.

External

Front

Paved area, gravel area, low rise wall.

Rear Garden

Hedges, paved patio area, lawn, concrete path to the back of the garden. Shed. External cold water tap.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC- C

Council Tax Band - D

Disclaimer

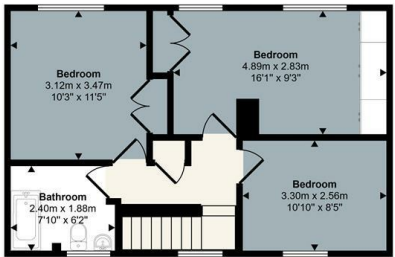
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Ground Floor
Approx 46 sq m / 497 sq ft



First Floor
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

