



## Llansannor Drive, £350,000

- Council Tax Band - E
- Three Bedrooms with Ensuite Shower to Master
- Driveway and Garage
- Recently Renovated
- Conservatory to Rear
- EPC Rating: D



 3  1  1



## About the property

Located in the sought after area of Atlantic Wharf, Cardiff is this three bedroom mid-terrace townhouse that is within close proximity to Cardiff Bay and Cardiff City Centre! The property is situated in a quiet cul-de-sac with access to a public footpath along the canal. The property also offers great access links to the A4232 and all local attractions such as Utilia Area, St. David's Shopping Centre and the Red Dragon Centre. Internally the property comprises entrance hall, downstairs wc, kitchen/dining area, conservatory and access to garage. To the first floor is lounge and bedroom. To the first floor is master with shower ensuite, third bedroom and family bathroom. To the rear of the property is an enclosed low maintenance garden and to the front of the property is a driveway for off street parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hallway

### Downstairs Wc

### Kitchen/Dining Room

20' 9" max x 14' 5" max ( 6.32m max x 4.39m max )

Underfloor heating.

### Conservatory

4' 10" x 9' 6" ( 1.47m x 2.90m )

### Landing



### Lounge

14' 8" max x 13' max ( 4.47m max x 3.96m max )

### Bedroom Three

8' 5" x 8' 7" ( 2.57m x 2.62m )

### Landing

### Master Bedroom

9' 1" x 14' 8" ( 2.77m x 4.47m )

### Shower Ensuite

### Bedroom Three

8' 3" max x 11' 6" max ( 2.51m max x 3.51m max )

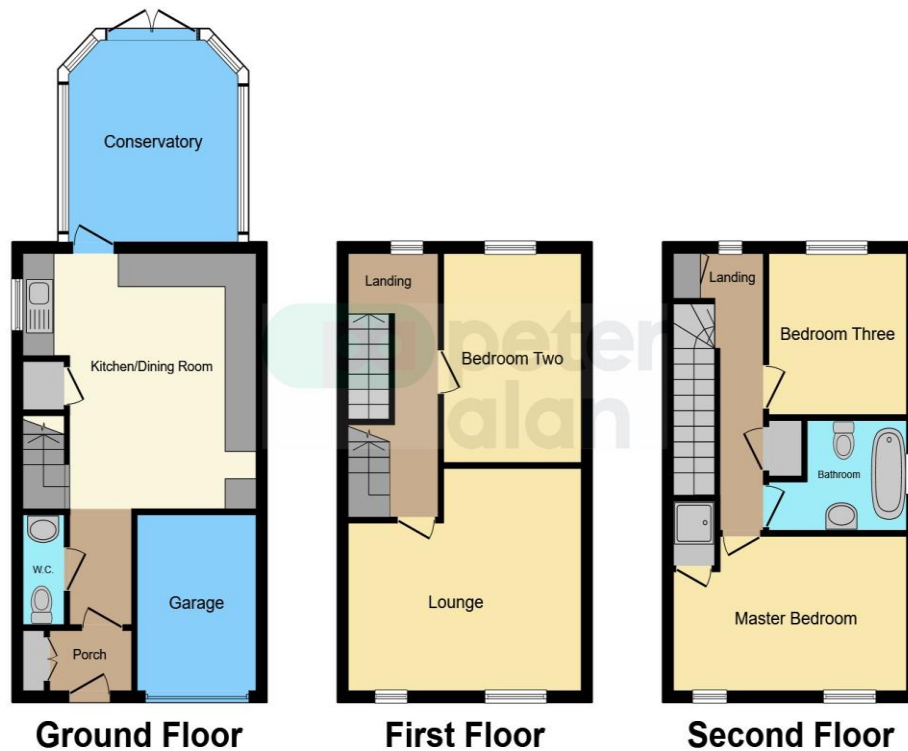
### Bathroom

### Rear Garden

### Garage

Fully insulated. Radiators. Lights. Power mains. Water Outlet. Up and Over door.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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