



Lansdowne Avenue

£280,000

- Council Tax Band - D
- Three Bedroom
- Driveway for Off Street Parking
- Open Plan Kitchen Area
- Sought After Location
- EPC Rating: C



 3  1  1



About the property

Located in the very sought after area of Canton, is this three bedroom semi-detached family home!!! Just walking distance to all local amenities such as shops, restaurants, pubs and transport links. This property is situated within close proximity to Victoria Park, Cowbridge Road and local attraction the Bone Yard. Lansdowne Avenue West is also close to all local primary and secondary schools and their catchments. Internally the property comprises entrance hall, lounge, dining area, kitchen and downstairs wc. To the first floor are three bedrooms and a family bathroom. To the rear is a generous sized garden with side access to 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.

Accommodation

Entrance Hallway

Lounge

15' 7" max x 13' 4" (4.75m max x 4.06m)

Kitchen/Dining Area

15' 3" max x 22' 1" max (4.65m max x 6.73m max)

Downstairs Wc

Landing



Master Bedroom

9' 6" max x 14' 8" plus bay (2.90m max x 4.47m plus bay

Bedroom Two

11' 2" max x 9' 6" max (3.40m max x 2.90m max)

Bedroom Three

8' 9" x 10' 1" (2.67m x 3.07m)

Bathroom

Rear Garden

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

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