



Llandetty Road, Guide price £325,000

- Council Tax Band - E
- Four Bedrooms
- Private Off Road Parking
- Kitchen Dining Room / Separate Lounge
- Large Private Garden
- Utility Room And Store Room
- Ensuite Shower Room to The Loft Bedroom
- Guide Price £325,000 - £335,000



 4  2  2



About the property

A spacious four bedroom mid terrace family home in Llandetty Road, Fairwater. Benefiting from entrance hall, spacious lounge, kitchen dining room, large utility room, store room, four good size bedrooms, family bathroom, en suite shower room and rear garden with lane access.

Accommodation

Entrance Hall

Enter the property via the UPVC double glazed door to front with a stainless feature and frosted window into hallway, tiled flooring, vertical wall mounted radiator, under stair storage cupboard and stairs to first floor.

Lounge

11' 3" x 10' 3" (3.43m x 3.12m)

Access via wooden door from entrance hall, solid oak flooring, radiator, UPVC double glazed bay window to front.

Kitchen / Diner

16' 5" x 12' 2" (5.00m x 3.71m)

A traditional featured kitchen with wooden beams to ceiling and stone tiled flooring. A range of matching wall and base units with solid beech block work surfaces, electric oven and gas hob with extractor fan over. UPVC double glazed French doors to rear out looking the enclosed private rear garden. Space for a dining table, access to the utility room.

Utility Room



8' 2" x 7' 10" (2.49m x 2.39m)

UPVC double glazed window to side, tiled flooring, plumbing for a washing machine, space for fridge freezer and tumble dryer. Matching base units with heat resistance work tops incorporating a stainless steel sink unit with drainer. Door to additional small storage room.

Landing

Access to all first floor rooms, carpet flooring and access to second floor rooms.

Bedroom One

16' 11" x 11' 2" (5.16m x 3.40m)

UPVC double glazed window to rear, laminate flooring, radiator, access to Ensuite, two built in wardrobes and access door to small attic storage.

Ensuite

A three piece suite with inset low level WC, quadrant shower cubicle and an inset vanity sink. Access from master bedroom, UPVC double glazed frosted window to side, tiled flooring.

Bedroom Two

12' 3" x 11' 5" (3.73m x 3.48m)

Access via wooden door from landing, carpet flooring, radiator, UPVC double glazed window to rear.

Bedroom Three

11' 3" x 10' 5" (3.43m x 3.17m)

UPVC double glazed bay window to front, laminate flooring, two built in wardrobes, radiator.

Bathroom

A three piece suite comprising of a low level WC, pedestal wash hand basin with chrome taps, corner panelled bath, fully tiled walls and floor. UPVC double glazed frosted window to rear.

Rear Garden

To the rear of the property is an enclosed private garden, laid to patio and lawn with stone chippings, secluded gate for rear lane gated access and garden shed.

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let