



Glan Hafren Mews, offers over £345,000

- A CONTEMPORARY END OF TERRACE
- TWO BEDROOMS
- 24FT LOUNGE/KITCHEN
- DOWNSTAIRS CLOAKROOM
- ALLOCATED PARKING
- PRIVATELY OWNED GARDEN
- NO CHAIN
- EPC Rating: C





About the property

A two bedroom end of link home occupying a delightful position in a quiet cul-de-sac just off Lisvane Road. Good access to both Llanishen and Lisvane Village, walking distance to a Train Station and Bus Stop, modern contemporary fittings, allocated parking space and no ongoing chain.

Accommodation

Entrance

Approached via a double glazed front entrance door and a block paved entrance path. Opening into an open plan lounge with a bespoke single flight staircase to the first floor landing.

Open Plan Lounge / Kitchen

24' 4" x 12' 10" maximum (7.42m x 3.91m maximum)

Well fitted spacious open plan kitchen and lounge, comprising stylish modern contemporary floor and base units with high gloss doors, soft closing fittings and fitted work surfaces, incorporating a stainless steel sink with chrome mixer tap, integrated Neff four ring gas stainless steel hob with glass splashback and Neff canopy style cooker hood. Matching tall storage unit housing a Neff fan assisted electric oven, integrated Neff dishwasher, integrated Neff automatic washing machine, integrated fridge freezer, ceramic tiled flooring throughout, ceiling with spotlights, double glazed sliding patio doors opening on to a lawned front garden. Under stair storage cupboard, full height double glazed window with a rear garden outlook, full height window to



side, double glazed outer door leading on to the walled rear gardens.

Downstairs Cloakroom

Modern white suite comprising slimline W.C., wall mounted wash hand basin with chrome mixer tap and pop-up waste, continuous ceramic tiled floor, ceiling with spotlights.

First Floor Landing

9' 8" x 6' 4" maximum (2.95m x 1.93m maximum)

Approached via a carpeted staircase with chrome balustrade and clear glass panels leading to a first floor landing with ceiling window and full height picture window with side aspect, gallery aspect to lounge, chrome balustrade with single glass panel.

Bedroom One

12' 6" x 10' 1" (3.81m x 3.07m)

Fitted with a range of white contemporary built out wardrobes, double glazed French door opening onto a clear glass Juliet balcony with a front aspect towards Lisvane Road.

Bedroom Two

10' 1" to wardrobe door x 7' 10" (3.07m to wardrobe door x 2.39m)

Contemporary built out wardrobes housing a wall mounted Baxi gas fired central heating boiler, full height double glazed window with a rear garden aspect.

Bathroom

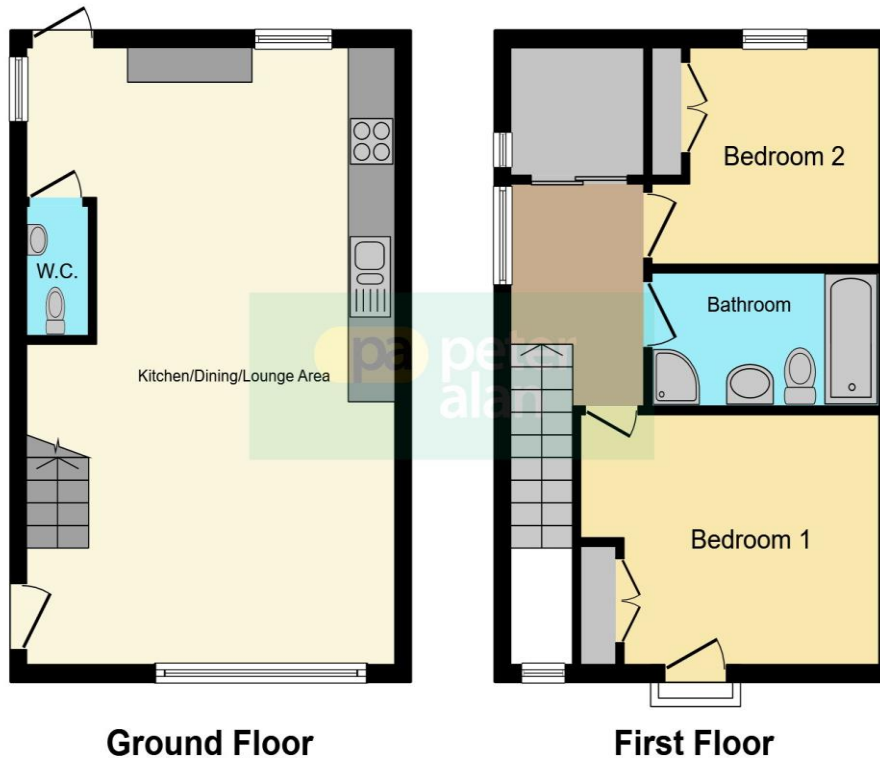
9' 5" x 5' 6" (2.87m x 1.68m)

A well appointed white suite with tiled walls and flooring comprising panel bath with chrome mixer taps, slimline W.C., fitted wash hand basin with a built out vanity unit with chrome mixer tap and pop-up waste, separate ceramic tiled corner shower cubicle with chrome shower unit and clear glass sliding doors, ceiling with spotlights, access to roof space, air ventilator, chrome vertical towel rail/radiator.

Outside

Attractive forecourt with allocated parking, lawn area with keyblock pathway to entrance porch, gate to side leading to rear garden. To the rear of the property is a paved sitting area, with shrubs. Side access.

Floorplan



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