



## Allensbank Road, offers in excess of £340,000

- Retains Original Features
- No Ongoing Chain
- Garage with Rear Access
- Close to Heath Hospital
- Good Size Rear Garden
- EPC Rating: D



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## About the property

Original features and no ongoing chain, a large detached garage to the rear with lane access and a good size rear garden. A larger than average three bedroom traditional semi-detached home situated within walking distance of shops, public transport and the University Hospital of Wales.

## Accommodation

### Porch

Double glazed doors, original tiled walls, tiled floor.

### Entrance Hall

Original leaded coloured glass front door and windows, circular original stained glass window, radiator staircase with cupboard to the first floor.

### Reception One

15' 7" bay x 13' max ( 4.75m bay x 3.96m max )

Double glazed bay window to the front, feature fireplace, fitted carpet, coving ceiling.

### Reception Two

14' 1" x 11' 5" max ( 4.29m x 3.48m max )

Double glazed French doors, feature fireplace housing a gas fire, radiator.

### Conservatory

6' 4" x 8' 4" ( 1.93m x 2.54m )

Double glazed with tiled floor, overlooks the rear garden.



**Kitchen / Diner**

14' 6" x 8' 11" ( 4.42m x 2.72m )

Double glazed windows to the side, plumbing for washing machine and dishwasher, fitted worktops, inset stainless steel sink unit with mixer tap and drainer, fitted wall and base units, gas cooker point, radiator, tiled floor

**Rear Porch**

Tiled floor, double glazed door to the rear garden.

**Wet Room**

4' 11" x 5' 7" ( 1.50m x 1.70m )

Double glazed window, electric shower, wash hand basin, w.c., radiator, tiled walls and floor.

**Landing**

Laminate floor, loft access.

**Bedroom One**

14' 5" bay x 11' 2" max ( 4.39m bay x 3.40m max )

Double glazed bay window to the front, fitted wardrobes and cupboards to one wall, radiator, fitted carpet.

**Bedroom Two**

14' x 11' 6" max ( 4.27m x 3.51m max )

Double glazed window to the rear, radiator, fitted carpet.

**Bedroom Three**

7' 5" x 8' 2" ( 2.26m x 2.49m )

Double glazed window to the front, radiator, fitted carpet.

**Separate W.C**

Double glazed window, low level w.c., tiled floor.

**Shower Room**

8' 3" x 7' 5" ( 2.51m x 2.26m )

Wash hand basin, shower cubicle, laminate floor, airing cupboard, part tiled walls , radiator.

**Front**

Enclosed walls, side access, tiled pathway to the front, paved.

**Rear**

Laid to lawn, enclosed by walling, larger than average, private aspect, large DETACHED GARAGE with rear lane access.

## Floorplan



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