



Tensing Close, £475,000

- Three Double Bedrooms
- Good Size Private Rear Garden
- Block Paved Driveway/Garage
- Extended Semi-Detached
- Garden room/home office
- Quiet Cul-de-Sac
- Cloakroom and utility room
- Council Tax Band - F
- EPC Rating: Awaited



 3  1  2



About the property

Three Double Bedrooms! Ready to move into condition with home office, lovely good size private rear garden, integral garage, utility room, cloakroom, off road parking and quiet cul-de-sac, located within walking distance of Llanishen Village, Popular local schools and Train Station.





Accommodation

Entrance Hall

Accessed via a double glazed door, stairs to the first floor with a deep understair walk in cloaks cupboard, security alarm, radiator, fitted carpet, coved and skimmed ceiling.

Cloakroom

5' 11" x 5' 4" (1.80m x 1.63m)

Double glazed window vanity unit with inset wash hand basin, mixer tap and storage, shaver point, wired for two wall lights, low level w.c., radiator, coving to ceiling, vinyl flooring.

Lounge / Dining Room

23' 5" x 12' 7" (7.14m x 3.84m)

Double glazed window to the front, double glazed windows and French doors to the rear garden, television point, feature fireplace housing a gas coal effect fire, telephone point, wired for two wall lights, two radiators, coving to ceiling, fitted carpet.

Kitchen / Breakfast Room

11' 2" x 10' 3" (3.40m x 3.12m)

Double glazed window to the rear, fitted with a modern range of wall and base units, inset one and a half bowl stainless steel sink unit with mixer tap and drainer, breakfast bar, inset double electric oven and stainless steel gas hob, cooker hood, radiator, coved and skimmed ceiling, tiled floor.

Side Access / Utility Room

21ft in length, double glazed doors to the front and rear garden, double glazed window to the side, fitted work top and base cupboards with an inset stainless steel sink unit with

mixer tap and drainer, plumbed for washing machine and dishwasher, dado rail, wall mounted Worcester boiler, skimmed and coved ceiling, tiled floor.

Garden Room / Home Office

10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed French doors to the rear garden, double glazed window to the side, radiator, skimmed ceiling, tiled floor.

Landing

Double glazed window to the side, loft access which is boarded with pull down ladder, light, power and two double glazed wooden skylights, coved and skimmed ceiling, fitted carpet.

Bedroom One

14' 5" x 10' 9" to wardrobe door (4.39m x 3.28m to wardrobe door)

Double glazed window to the rear garden, fitted wardrobes to one wall, telephone point, radiator, fitted carpet.

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

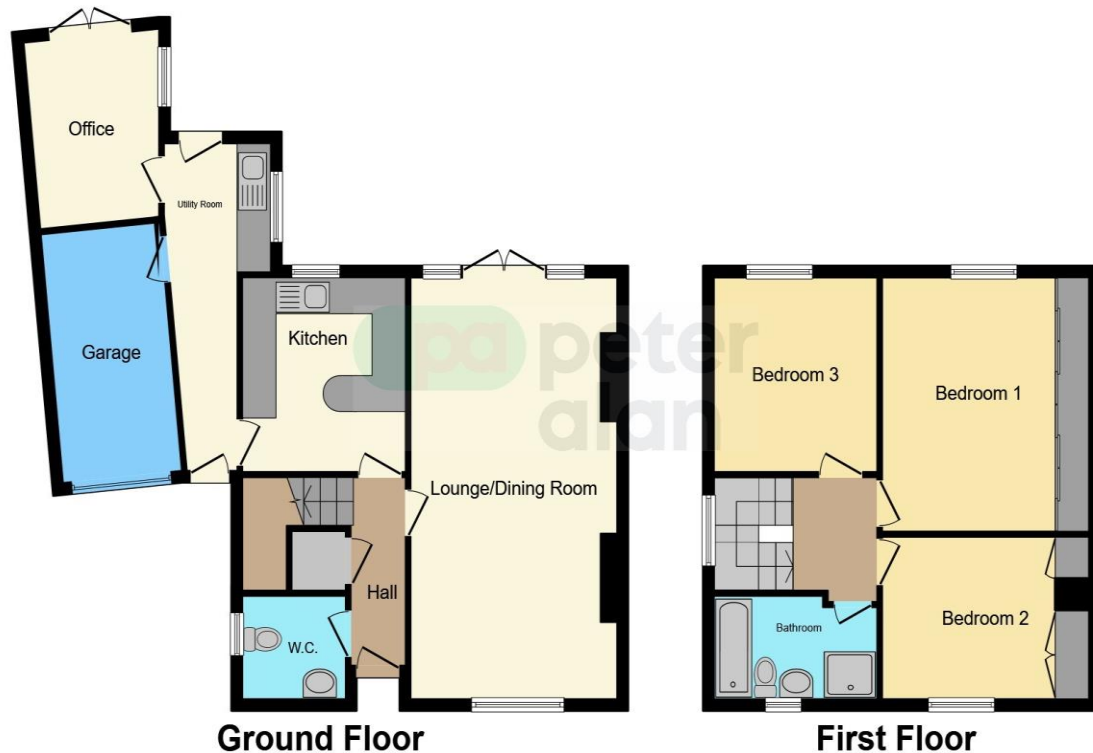
Double glazed window to the rear garden, radiator, coving to ceiling, fitted carpet.

Bedroom Three

10' 8" to wardrobe door x 9' 6" (3.25m to wardrobe door x 2.90m)

Double glazed window to the front, fitted wardrobes to one wall with cupboards and shelving, airing cupboard with hot water tank, radiator, coving to ceiling, fitted carpet.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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