



Johnston Road, offers in excess of £285,000

- Council Tax - Band D
- No chain
- Lots of potential
- Garage and parking
- One previous owner
- EPC Rating: C



 3  1  2



About the property

A three bedroom semi detached home in Llanishen, only a short walk to Rhiwbina & Llanishen Village, Ty Glas industrial park, local schools including Heol Llanishen Fach Primary and Llanishen High School. The property benefits from off road parking and garage and has no onward chain.





Accommodation

Entrance Hall

Lounge

12' 4" x 10' 10" (3.76m x 3.30m)

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Kitchen

8' 3" x 6' 8" (2.51m x 2.03m)

Landing

Master Bedroom

12' 4" x 10' 9" (3.76m x 3.28m)

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

Bedroom Three

7' 4" x 6' 5" (2.24m x 1.96m)

Shower Room

Wc

Front Garden

Rear Garden

Garage

02920 618552

llanishen@peteralan.co.uk

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.

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