



## Gilwern Crescent, offers in excess of £310,000

- COUNCIL TAX BAND D
- THREE BEDROOMS
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- DETACHED HOME
- EPC Rating: C



 3  1  1



## About the property

A modern and stylish detached house the sought after location of Llanishen. The property (built in 2007) briefly comprises, entrance hall, large open plan living, stylish kitchen & WC on the ground floor and three double bedrooms and a family bathroom on the first floor.

## Accommodation

### Entrance Hall

Entered via UPVC door into carpeted entrance hall with access to open plan living areas, downstairs cloakroom & stairs to first floor.

### Open Plan Living Room

21' 9" max x 11' 4" ( 6.63m max x 3.45m )

Large open plan, L shaped living area with smooth walls & ceilings boasting inset spotlights, carpeted flooring to the lounge area and double glazed window to front aspect.

### Kitchen

16' 3" x 8' 6" ( 4.95m x 2.59m )

Fitted kitchen with a range of matching wall & base units and complimentary work surfaces. The kitchen benefits from an electric oven with gas hob & stainless steel extractor fan and space for white goods. With double glazed window to rear aspect and double glazed, double doors opening into rear garden.



### **Cloakroom**

Ground floor cloakroom with low level w.c & wash hand basin.

### **Bedroom One**

17' 10" max x 11' 5" max ( 5.44m max x 3.48m max )

Double bedroom with carpeted flooring, space for wardrobes & two double glazed window to front aspect.

### **Bedroom Two**

10' 10" x 9' 11" ( 3.30m x 3.02m )

To the rear of the property with carpeted flooring, smooth walls & ceiling with inset spotlights & double glazed window to rear aspect.

### **Bedroom Three**

17' 10" x 12' 9" ( 5.44m x 3.89m )

Restricted head height. On the second floor with carpeted flooring and velux window.

### **Bathroom**

Fully tiled family bathroom comprising bath with shower over, low level w.c & wash hand basin. Double glazed obscure window to rear aspect.

### **Outside**

Good off road parking, there is a large front lawned garden with a smaller private rear garden.

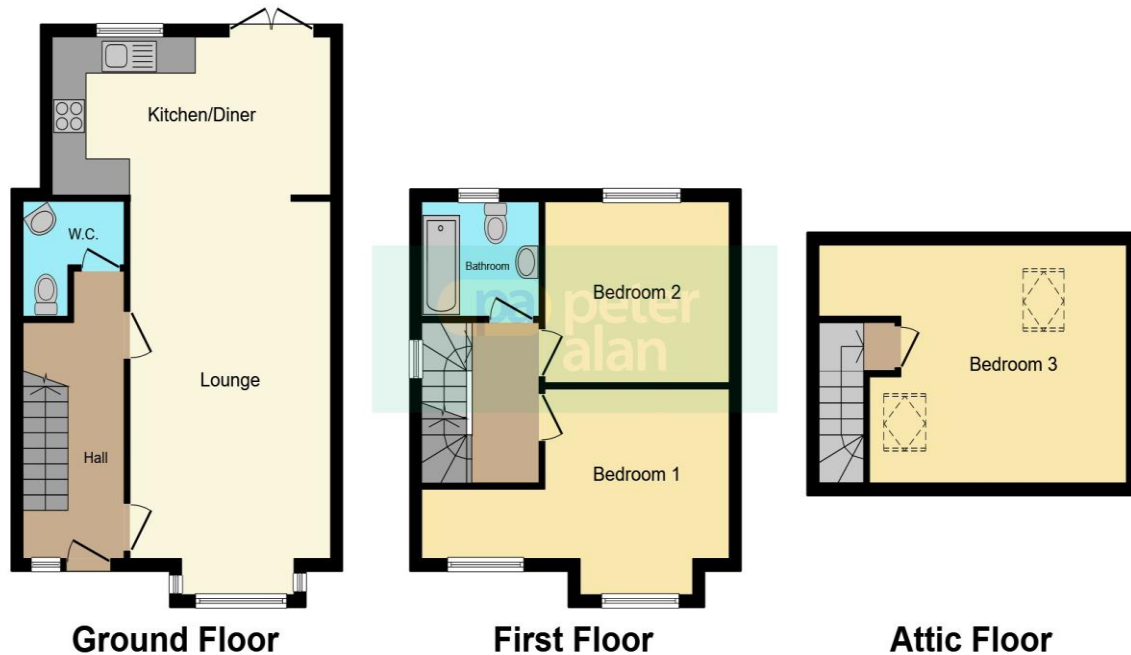
### **Note**

Please note that these photographs were taken prior to renting.

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## Floorplan



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