

# Crundale Crescent, offers in excess of £260,000

- Council Tax Band D
- Three Bedroom Semi-Detached
- Large Private Rear Garden
- Two Separate Reception Rooms
- No Ongoing Chain
- Open Aspect to Front
- EPC Rating: C









## About the property

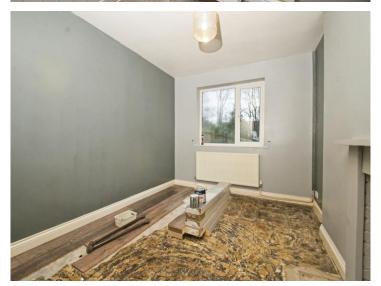
Potential to extend to the side and rear (subject to planning permissions) with this three bedroom semi-detached family home situated in a quiet cul-desac with an open aspect to the front, large private rear garden and no ongoing chain. Walking distance of Llanishen village.















## **Accommodation**

#### **Entrance Hall**

#### Lounge

13' 1" x 9' 8" ( 3.99m x 2.95m ) **Dining / Sitting Room** 

13' 4" x 12' ( 4.06m x 3.66m ) **Kitchen** 

10' x 7' 3" ( 3.05m x 2.21m )

Laundry / Side Porch

 $15' 6'' \times 6' 10'' (4.72m \times 2.08m)$  Landing

#### **Bedroom One**

12' 3" x 11' 2" ( 3.73m x 3.40m )

**Bedroom Two** 

10' 9" x 9' 9" ( 3.28m x 2.97m )

**Bedroom Three** 

8' 6" x 8' 2" ( 2.59m x 2.49m ) **Bathroom** 

 $8'\ 5''\ x\ 5'\ 9''\ (\ 2.57m\ x\ 1.75m\ )$  Outside Large Rear Garden

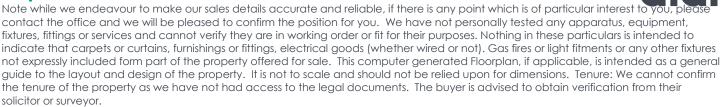


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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