

Philip Close, offers over £425,000

- COUNCILTAX F
- THREE BEDROOM EXTENDED SEMI
- CLOSE TO RHIWBINA VILLAGE
- DOUBLE GARAGE AND PARKING
- GOOD SIZE PRIVATE REAR GARDEN
- EPC Rating: C









About the property

A large three bedroom extended semi-detached family home with a double garage, parking and a large private rear garden. Situated in a quiet culde-sac close in Rhiwbina village. Within walking distance of schools, shops and public transport.

Accommodation

Porch

Double glazed window and door, laminate flooring and double glazed door to:

Entrance Hall

Stairs to the first floor and cupboard, radiator, laminate flooring.

Cloakroom

Double glazed window, wash hand basin, low level wc, laminate flooring and tiled walls.

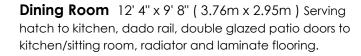
Lounge

15' 4" x 13' (4.67m x 3.96m)

Double glazed floor to ceiling window, feature fireplace, tv point, obscure double glazed window to hall, laminate floor, two radiators, wired for three wall lights.







Kitchen 12' 1" \times 10' 6" (3.68m \times 3.20m) Modern wall and base units, breakfast bar, inset gas hob and electric oven, laminate flooring, inset spotlights, wall mounted central heater boiler, part open plan to:

Laundry / Sitting Room 18' 11" \times 6' 7" ($5.77m \times 2.01m$) Window and doors to the rear garden, plumbing for washing machine, inset sink unit, radiator, plumbing for dishwasher and laminated floor.

Landing Loft access, fitted storage cupboard, dado rail, fitted carpet.

Bedroom One 21' 1" x 8' 7" (6.43m x 2.62m)Double glazed windows to the rear and side, fitted wardrobes and cupboards, radiator and fitted carpet.

Bedroom Two 13' 9" \times 11' 4" (4.19m \times 3.45m)Double glazed window to the front, fitted wardrobes, radiator and laminate flooring.





Bedroom Three 9' 7" x 7' 1" (2.92m x 2.16m) Double glazed window to the front, radiator and fitted carpet.

Bathroom 7' 9" x 6' 11" (2.36m x 2.11m) Double glazed window to the rear, double shower cubicle, vanity unit with inset wash hand basin, wc, towel radiator, tiled flooring, recessed sunken spa bath (8'3" x 3'10).

Front Garden Block paved providing ample parking, side access.

Rear There is a large private lawned rear garden with green house, decked seating area, block paved patio, potting shed, enclosed by fencing, shrub beds, outside light.

Detached Double Garage With a metal up and over door, power and light.

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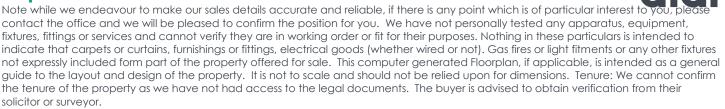


Floorplan



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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