



Philip Close, offers over £425,000

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



 3
  1
  3



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 cul-de-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.



Dining Room 12' 4" x 9' 8" (3.76m x 2.95m) Serving hatch to kitchen, dado rail, double glazed patio doors to kitchen/sitting room, radiator and laminate flooring.

Kitchen 12' 1" x 10' 6" (3.68m x 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" x 6' 7" (5.77m x 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" x 11' 4" (4.19m x 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.

02920 618552

llanishen@peteralan.co.uk

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

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