



## Llangranog Road, offers over £300,000

- Three Bedroom Semi-Detached
- Backs Onto School Fields
- Off Road Parking
- Refurbished Kitchen
- Downstairs Cloakroom/WC
- EPC Rating: C



 3  1  2





## About the property

Backing onto the School Playing Fields is this three bedroom semi-detached home with a 20 ft rear sitting room, refurbished kitchen with integrated appliances and downstairs cloakroom. Situated within walking distance of Llanishen village with off road parking.







## Accommodation

### Entrance Hall

### Lounge

13' 2" x 10' 8" ( 4.01m x 3.25m )

### Sitting Room

20' 4" x 9' 8" ( 6.20m x 2.95m )

### Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

### Cloakroom/Wc

7' 3" x 5' 7" ( 2.21m x 1.70m )

### Landing

### Bedroom One

12' 2" x 11' 11" ( 3.71m x 3.63m )

### Bedroom Two

11' 4" x 9' 6" ( 3.45m x 2.90m )

### Bedroom Three

8' 8" x 7' ( 2.64m x 2.13m )

### Shower Room

### Front / Rear Gardens

### Driveway

02920 618552

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## Floorplan



**Ground Floor**



**First Floor**

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