

Elan Road, offers over £400,000

- Extended Semi-Detached
- Four Bedrooms
- 17ft Open Plan Kitchen/Diner
- Detached Gym/Home Office
- Walking Distance of Llanishen Village
- EPC Rating: D







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About the property

An extended four bedroom family semi-detached home situated within walking distance of Llanishen Village and Rhyd y Pennau. The property has a 17ft open plan kitchen/diner, there is a 16ft detached home office/gym and plenty of off road parking.

Accommodation

Entrance Hall

Cloakroom

Lounge

13' 5" x 11' 5" maximum (4.09m x 3.48m maximum)

Kitchen/Diner

17' 9" x 14' 5" (5.41m x 4.39m)

Laundry Room

8' 1" x 7' 1" (2.46m x 2.16m)

Landing

Bathroom

10' 2" x 6' 3" (3.10m x 1.91m)





Bedroom One 13' 1" x 11' 7" (3.99m x 3.53m)

Bedroom Two

14' 3" x 10' (4.34m x 3.05m)

Landing

Study

5' 9" x 5' (1.75m x 1.52m)

Landing





Bedroom Three 16' 3'' x 8' 8'' (4.95m x 2.64m)

Bedroom Four 13' 3'' x 9' (4.04m x 2.74m)

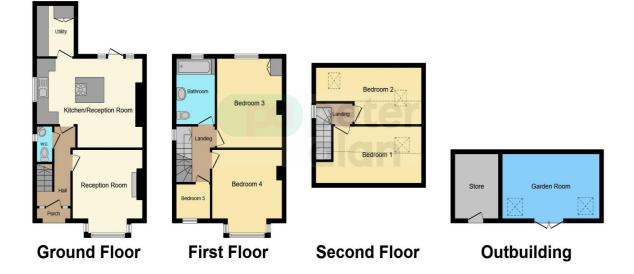
Outside / Front / Driveway

Outside Rear Garden

Detached Gym / Home Office 10' 1" x 16' 6" (3.07m x 5.03m) 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



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