

# Llangranog Road, offers in excess of £300,000

- Three Bedroom Semi-Detached
- Walking Distance of Llanishen Village
- Open Plan 20ft Kitchen/Sitting Room
- Large South Facing Rear Garden
- Off Road Parking
- EPC Rating: D









# About the property

Open plan 20 ft kitchen/diner/sitting room with this three bedroom family semi-detached home with a large south facing rear garden and off road parking situated within walking distance of schools, shops and public transport.

# **Accommodation**

#### **Entrance Hall**

#### Lounge

13' 6" x 11' 9" ( 4.11m x 3.58m )

### Sitting Room/Dining Room

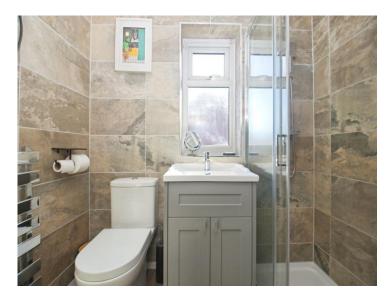
20' x 9' 7" ( 6.10m x 2.92m )

#### **Kitchen**

7' x 7' 6" ( 2.13m x 2.29m )









Cloakroom/Wc

**Laundry Room** 

Landing

**Bedroom One** 

13' 2" x 9' 6" ( 4.01m x 2.90m )

**Bedroom Two** 

12' 3" x 11' 4" ( 3.73m x 3.45m )

**Bedroom Three** 

9' 3" x 8' 6" maximum ( 2.82m x 2.59m maximum )

Wet / Shower Room

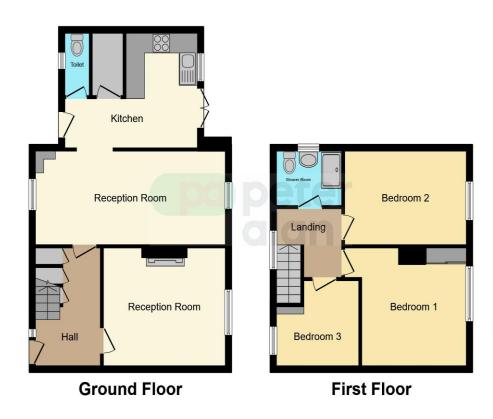
6' 9" x 5' 9" ( 2.06m x 1.75m )

Outside

Large Rear Garden / Driveway

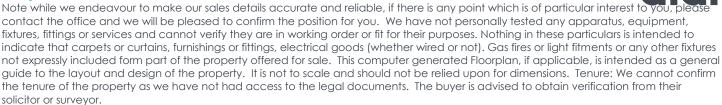


## **Floorplan**



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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