



Lon Y Celyn, offers over £390,000

- Council Tax Band - F
- Extended Bay Fronted Semi-Detached
- Three Bedrooms
- Excellent Order Throughout
- Off Road Parking and Garage
- EPC Rating: D



 3  1  2



About the property

Whitchurch high catchment. Beautifully presented throughout, an extended three bedroom family home situated in a quiet cul-de-sac. Walking distance of shops, schools, public transport. Easy access to the M4, University Hospital of Wales and Cardiff city centre.





Accommodation

Entrance Hall

Cloakroom/WC

Reception One

14' 11" into bay x 11' 8" maximum (4.55m into bay x 3.56m maximum)

Reception Two

21' 8" maximum x 10' 11" maximum (6.60m maximum x 3.33m maximum)

Kitchen

18' 2" maximum x 8' 7" narrows to 7' 11" (5.54m maximum x 2.62m narrows to 7' 11")

Landing

Bedroom One

11' 10" into bay and wardrobe door x 14' 6" maximum (3.61m into bay and wardrobe door x 4.42m maximum)

Bedroom Two

13' 1" x 10' 11" maximum (3.99m x 3.33m maximum)

Bedroom Three

8' 7" x 8' 2" (2.62m x 2.49m)

Shower Room

7' 2" x 5' (2.18m x 1.52m)

Outside Front And Rear Gardens

Garage

17' 4" x 9' 6" (5.28m x 2.90m)

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Floorplan



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