



Colwinstone Street, offers in excess of £250,000

- TWO BEDROOM SEMI DETACHED HOUSE
- IMMACULATE CONDITION
- CLOSE PROXIMITY TO LLANDAFF NORTH VILLAGE
- WALKING DISTANCE TO TRAIN STATION, BUS STOP AND EASY ACCESS TO A470
- EASY COMMUTE TO UNIVERSITY HOSPITAL OF WALES
- SOUTH FACING GARDEN



 2  1  1



About the property

Immaculate two double bedroom semi detached house situated in Llandaff North, within easy walking distance of shops, bus stop, train station, Whitchurch village and the Taff Trail. Private South Facing Garden. Ideal for any first time buyer, investment opportunity or someone looking to downsize.





Accommodation

Entrance Hall

Lounge

11' max x 13' 5" max (3.35m max x 4.09m max)

Kitchen

9' 7" max x 14' 3" max (2.92m max x 4.34m max)

Cloakroom

Bedroom One

10' 6" max x 14' 3" max (3.20m max x 4.34m max)

Bedroom Two

7' 1" x 8' 6" (2.16m x 2.59m)

Bathroom

02920 612328

whitchurch@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