



29 Instow Place, Llanrumney
Cardiff

In Excess of **£175,000**

**fortis**



29 Instow Place

Llanrumney, Cardiff

A two bedroom semi detached family home, in a sought after cul-de-sac and offered for sale with no onward chain.

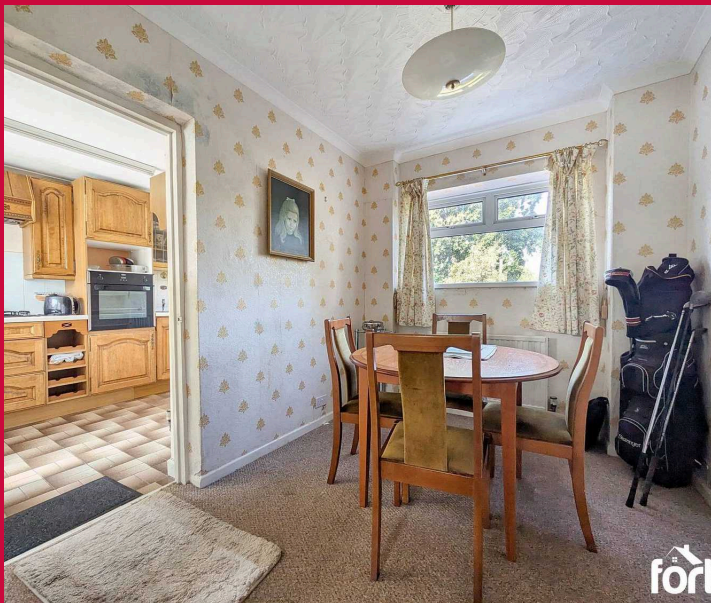
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain
- In Need of Modernisation
- Two Bedrooms
- Large Garden
- Double Driveway
- Cul-De-Sac



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Entrance Porch

Accessed via UPVC door, frosted windows to both sides, tiled flooring, tiled walls, ceiling light point, door to:

Hall

Stairs to the first floor, ceiling light point, coved ceiling, radiator, doors to:

Living Room

Window to the front, sliding patio doors to the rear, radiator, feature fire place, coved ceiling, ceiling light point.

Dining room

Window the the rear, ceiling light point, understairs storage cupboard, door to:

Kitchen

Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset 4 ring gas hob with cooker hood above, built in oven, inset stainless steel sink and drainer, mixer tap, tiled splash backs, windows and doors to both front and rear, tiled flooring, radiator.

Landing

Window to the side, loft access point, ceiling light point, doors to:

Bedroom One

A good sized double bedroom with window to the front, ceiling light point, radiator, vanity unit with wash basin and storage cupboards beneath, ceiling light point, coved ceiling.

Bedroom Two

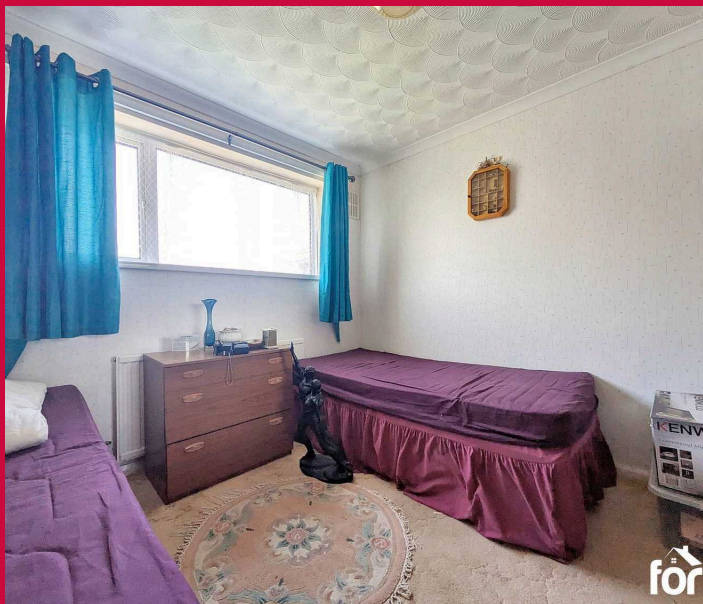
A second double bedroom, with window to the rear, ceiling light point, radiator.

Bathroom

A well appointed three piece suite comprising panel enclosed bath, low level WC, tiled walls, ceiling light point, radiator.

Outside

There is off road parking to the front, an area of lawn,





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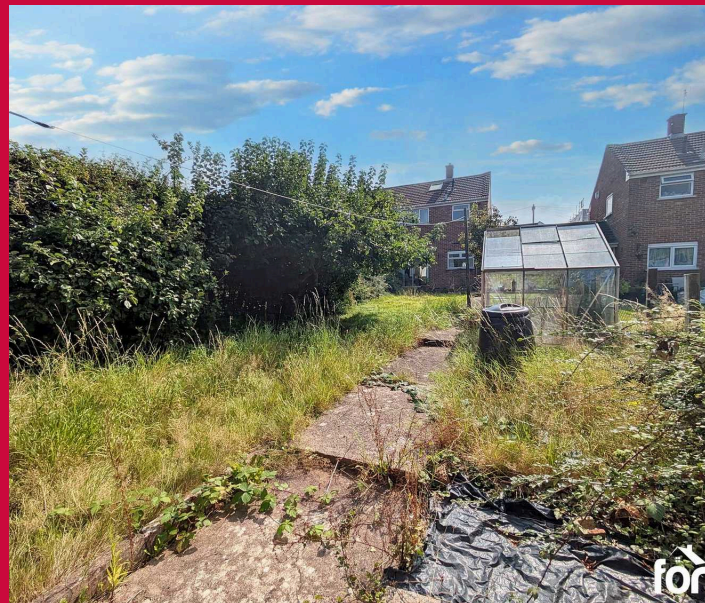
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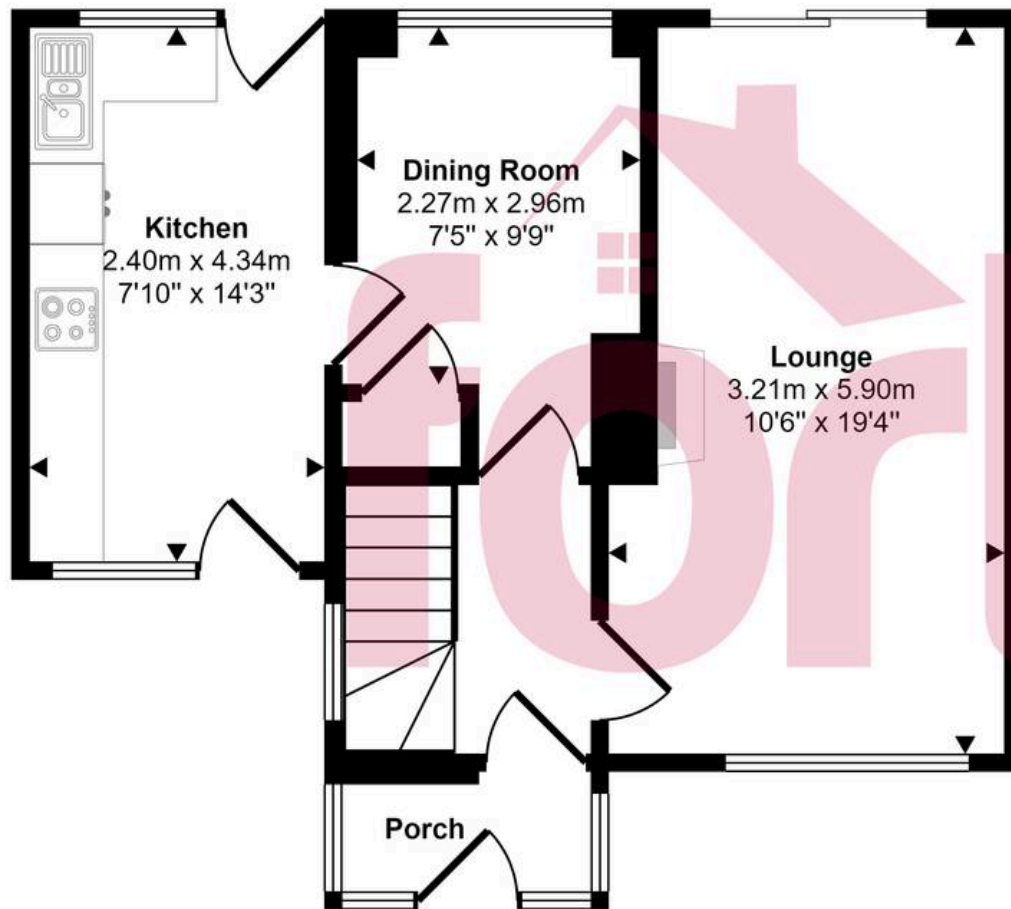
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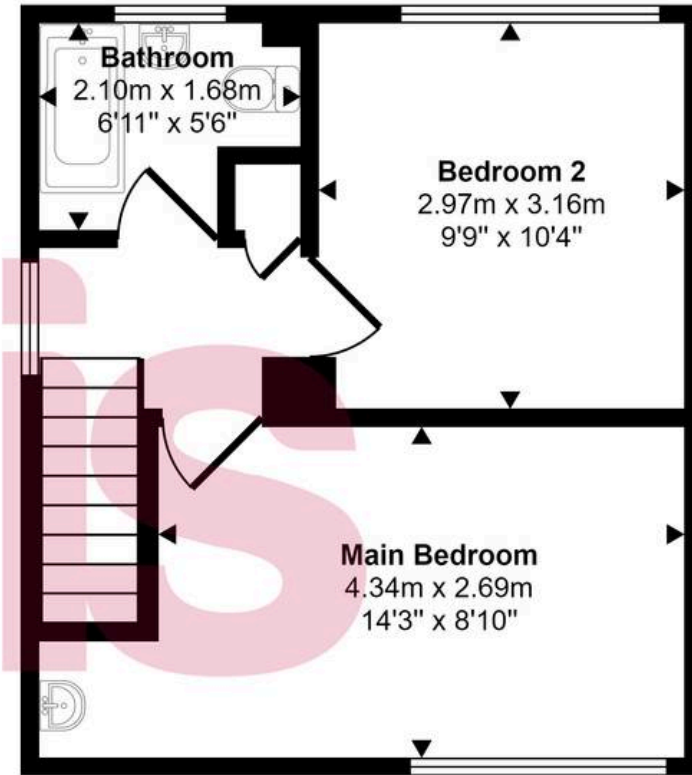
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Approx Gross Internal Area
76 sq m / 821 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

There is off road parking to the front, an area of lawn, planted with a selection of shrubs. The rear garden is mainly laid to lawn with patio area adjoining the house. There is a selection of semi mature trees and shrubs and greenhouse to the rear.

Off street

Double Driveway

