



**11 Lytham Grove
Cardiff, CF3 0LU
£295,000**

This lovely family home is waiting for its next owner to move in and love it!

If you are looking for a house to move straight in to then this is it! Located in a quiet cul de Sac in the popular area of Lytham Grove. The property benefits from a double driveway, a large low maintenance garden, 3 bedrooms, living room, downstairs WC & Kitchen/Diner with excellent transport links to the A48 and M4.

The property is very Modern with UPVC Double glazing throughout and gas central heating.

The Garden is Private and perfect for summer entertaining along with off road parking to the front.

Early Viewings are advised, this property wont be on the market for long!

Council Tax Band: D
Energy Rating: C - Valid until 8th May 2034
Certificate number: 0350-2531-9350-2804-2751

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Entrance

Entered via PVC front door leading to hallway, downstairs WC, painted walls and ceiling and carpeted stairs leading up to the first floor.

Living Room

Double glazed window to the front of the property. Painted walls and ceiling, laminate flooring, Inset lights and TV and electric points.

Kitchen & Diner

Fitted Wall & base units, integrated fridge / freezer, Oven and Electric hob with extractor hood. Part tiled walls and tiled flooring with space for a dryer and plumbing for a washing machine. Double glazed windows facing the rear of the property and Double glazed patio doors leading out onto the garden area.

Stairs / Landing

Grey Carpets on stairs & Landing area, walls and ceiling painted. PVC Window to side & Doors to all rooms.

Master Bedroom

PVC Windows to front, Double bedroom with built in wardrobes, painted walls and ceiling, wood effect flooring and electric points.

Bedroom Two

PVC Windows to rear, Painted ceiling and walls with wood effect flooring and electric points.

Bedroom Three

PVC Windows to front. Single bedroom with painted ceiling and walls with wood effect flooring and electric points

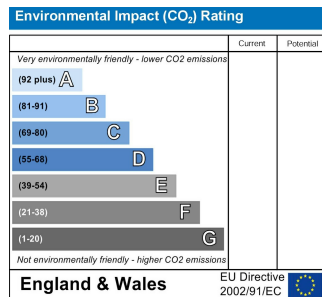
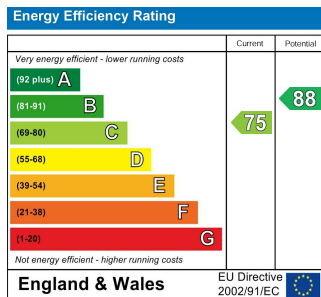
Bathroom

PVC Windows to rear, Tiled around bath/shower. Bath with overhead shower along with a glass shower screen. WC, hand basin and a heated towel rail.

Rear Garden

Low maintenance garden with Laid Artificial grass & Decking area, outside tap and large wooden shed, enclosed with fencing.





Address: Portland House, 113-116 Bute Street, Cardiff Bay, CF10 5EQ