



**11 Lytham Grove
Cardiff, CF3 0LU
£275,000**

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

11 Lytham Grove, Cardiff, CF3 0LU

Entrance

Step into this inviting hallway, where you'll find a convenient toilet to your right. The light coloured walls enhance the natural brightness of the space, complementing the sleek, light toned laminate flooring. Carpeted stairs lead up to the first floor, adding a touch of warmth and comfort. This well maintained property offers a blend of style and practicality, perfect for any family.

Living Room

This inviting living room is bathed in natural light from large windows. Accented by sleek spotlights, the space feels both modern and warm. A stylish feature wall adds character, while the light flooring seamlessly flows in from the passage, enhancing the room's airy ambiance. Whether its for relaxing or entertaining, this living space is designed to impress.

Kitchen & Diner

This well designed kitchen/diner is perfect for both cooking and entertaining. Featuring fitted wall and base units, it comes equipped with integrated appliances, including a fridge/freezer, oven, electric hob and an extractor fan. The room boasts partially tiled walls and sleek tiled flooring, offering easy maintenance and a contemporary look. Natural light floods the space through rear facing windows and patio doors, which open directly to the garden. There's also plenty of room for a table and chairs, making this a great space for family meals or hosting guests.

Stairs / Landing

This beautifully carpeted staircase features sleek grey carpets. At the top of the stairs, a large frosted glass window bathes the area in natural light while offering privacy. The clean, white bannisters add a fresh, modern touch to the space. All bedrooms and bathroom are located off the landing, creating an easy flow throughout the house.

Master Bedroom

This beautiful master bedroom offers everything you need for comfort and style. Featuring built in overhead wardrobes for extra storage, light painted walls that create a bright airy atmosphere and laminate flooring that adds a sleek, modern touch. The room boasts plenty of space and large windows, allowing natural light to flood the space. Perfect for anyone looking for a cosy retreat.

Bedroom Two

This bedroom has a spacious layout with elegant laminate flooring for easy maintenance and large windows creating natural light.

Bedroom Three

This space is perfect for a single bed and comes with laminate flooring that is easy to maintain. Enjoy abundant natural light from the windows, making it the ideal spot to relax.

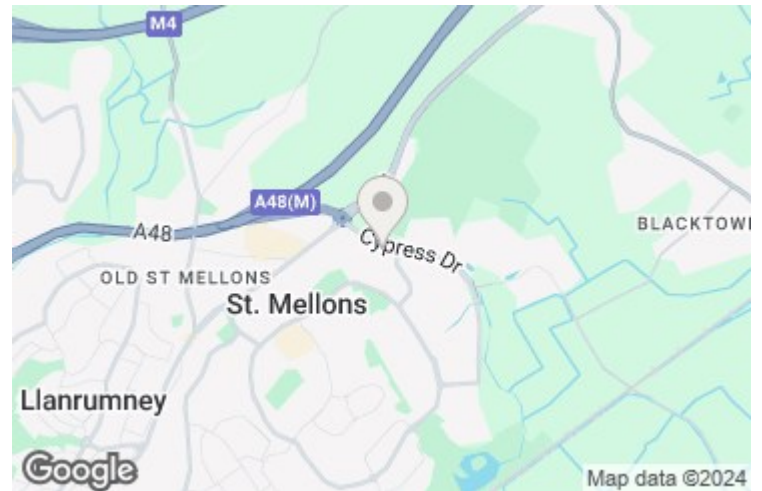
Bathroom

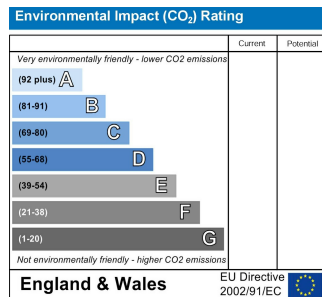
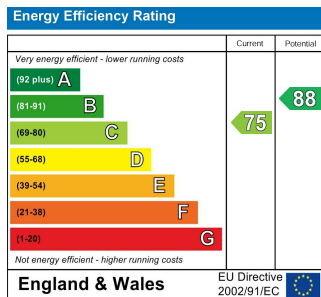
This beautifully designed bathroom features elegant tiling around the bath/shower area and a sleek glass shower screen. Lots of natural light filtered through the frosted glass window. The perfect retreat for relaxation.

Rear Garden

Low maintenance garden with Artificial lawn, stylish decking area, perfect for entertaining guests or soaking up the sun. The

secure enclosed fencing provides privacy and a spacious wooden shed with ample storage.





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