



92 COLWINSTONE STREET
LLANDAFF NORTH
CARDIFF CF14 2LE

ASKING PRICE OF
£250,000



SEMI-DETACHED HOUSE



3



1



2



2

**** NO ONGOING CHAIN **** MGY are delighted to offer for sale this three bedroom semi detached property in need of a full renovation in the Llandaff North area of Cardiff. No central heating. The property comprises porch, entrance hallway, lounge, sitting room, inner lobby, kitchen, three bedrooms and family bathroom. Off road parking to the front and enclosed rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1,011 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Llandaff North is quite a small and quiet residential area which is served by a number of village shops, including cafes, a pharmacy, public houses and much more. The river Taff is near by separating Llandaff North from Llandaff. Hailey Park is situated in Llandaff North with playing fields, tennis courts and two children's playgrounds. Regular bus and train services to the City Centre and beyond. Well regarded schools of all levels nearby.

PORCH

Entered via aluminium framed door with obscured glazed panels either side. Aluminium framed door to entrance hall.

ENTRANCE HALL

Obscured glazed window to side. Stairs to first floor. Storage heater.

LOUNGE

14' 7" x 10' 10" (4.45m x 3.32m)
Double glazed window to front. Coved and textured ceiling.

SITTING ROOM

18' 0" x 11' 0" (5.51m x 3.36m)
Double glazed window to rear. Aluminium framed sliding doors to rear garden which is backing onto the allotments. Door to entrance hall and lounge. Door to pantry cupboard. Door to:-

INNER LOBBY

Inner lobby with sliding door leading to w.c. Aluminium framed door to front. Storage heater. Archway to :-

KITCHEN

11' 6" x 10' 11" (3.53m x 3.35m)
Aluminium framed door to side and window to rear. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer. Oven. Space for fridge / freezer.

FIRST FLOOR

Stairs and landing - Obscured glazed window to side. Storage heater. Airing cupboard housing hot water tank.

BEDROOM ONE

11' 0" x 11' 10" (3.37m x 3.61m)
Double glazed window to front. Fitted wardrobes.

BEDROOM TWO

14' 7" max into door recess x 10' 1" (4.46m x 3.09m)
Bedroom Two 4.46 max into door recess x 3.09 max Double glazed window overlooking rear garden and allotments beyond.

BEDROOM THREE

7' 10" x 9' 3" (2.39m x 2.82m)
Double glazed window to front. Fitted cupboard.

BATHROOM

5' 6" x 9' 1" (1.69m x 2.77m)
Obscured glazed window to side. Panelled bath with mixer tap, shower cubicle with electric shower, w.c, pedestal wash hand basin with hot and cold taps.

OUTSIDE

Front- Ample off road parking and paved pathway with steps down to front porch.

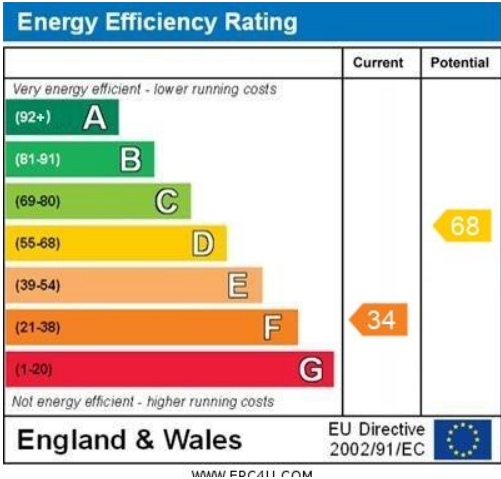
Rear- A good size garden mostly laid to lawn with paved areas. Outside tap. Backing onto allotments.



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