

**60 Heol Poyston, Caerau
Cardiff
CF5 5LY**

Entrance porch

Entered via partially glazed Composite door, upvc windows to sides and front, laminate flooring, inset spotlighting to ceiling, further upvc d.g. door to:-



sink and drainer with mixer tap, complimentary tiled splash back, laminate work tops, large built in storage cupboard/Pantry, window to rear, laminate flooring, coved ceiling, hardwood glazed double doors opening to:-



Hallway

Stairs to first floor with timber balustrade stairwell, window to side, coved ceiling, doors to:-

Lounge 14'0" x 10'7"

Lovely bright lounge with laminate flooring, feature media wall with inset display shelves, t.v. aerial point and bracket, window to front, coved ceiling, opening to:-



Conservatory 11'9" x 9'9"

Upvc d.g. conservatory with heating, laminate flooring, plastered ceiling, sliding door opening to rear garden.



Lobby

Door to small lobby area window to side, laminate flooring then further door to:-

D.S. W.C.,

Low level w.c., meter cupboard, window to side, laminate flooring.

Kitchen/Diner 18'0" x 8'6"

Large spacious Kitchen/diner fitted with a range of floor and base units including integrated gas hob, electric oven and extractor fan, plumbed for washing machine



First Floor Landing

Loft access with pull down ladder, window to side, airing cupboard, doors leading off to:-

Bedroom One 11'3" x 11'5"

Double bedroom, window to front, laminate flooring, coved ceiling, large built in storage cupboard/wardrobe.



Bedroom Two 9'11" x 5'6"

Double bedroom once again with large built in storage cupboard/wardrobe, window to rear, coved ceiling.



Bedroom Three 7'9" x 8'10"

Good size 3rd bedroom, window to front over stairs storage cupboard housing gas central heating boiler, window to front.



Bathroom 9'11" x 3'3" 2240'9"

White suite comprising bath with laminate side panel, electric shower over bath, glazed shower door, low level w.c., pedestal wash hand basin, built in vanity unit with plenty of storage space, laminate boarded walls, obscure window to side, heated hand towel rail, laminate flooring.

