



60 PEN-Y-GRAIG
RHIWBINA
CARDIFF CF14 6SU

ASKING PRICE OF
£375,000



SEMI-DETACHED HOUSE



3



2



2



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MGY offer for sale this spacious 3 bed semi detached property, in a lovely position towards the head of the cul de sac. The accommodation comprises entrance hall, w.c, lounge, dining room and kitchen to the ground floor. On the first floor there are 3 good size bedrooms and a shower room. Gardens to front and rear, driveway and garage. Early viewing advised to avoid disappointment.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX : 1022 SQ.FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via glazed wooden door. Double glazed window to front. Stairs to first floor. Radiator. Understairs storage cupboard. Doors to w.c, kitchen and lounge.

W.C

Double glazed window to side. W.c, wash hand basin with hot and cold taps.

LOUNGE

13' 5" x 11' 5" into alcove (4.1m x 3.5m)
Double glazed window to front. Coved ceiling. Feature fireplace with inset coal effect gas fire. Radiator. Glazed sliding doors to:-

DINING ROOM

12' 2" x 11' 5" (3.71m x 3.5m)
Double glazed uPVC sliding doors to rear garden. Coved ceiling. Radiator.

KITCHEN

12' 8" x 9' 2" (3.87m x 2.8m)
Double glazed uPVC window and door to rear garden. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Gas cooker point. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer.

FIRST FLOOR

STAIRS & LANDING

Large double glazed window to side. Access to boarded loft space via pull down ladder.

BEDROOM ONE

13' 1" x 11' 5" (4.00m x 3.49m)
Double glazed window to front. Radiator.

BEDROOM TWO

12' 1" x 10' 2" (3.70m x 3.1m)
Double glazed window to rear. Radiator.

BEDROOM THREE

10' 5" max x 8' 6" (3.19m x 2.6m)
Double glazed window to rear. Fitted wardrobes. Radiator.

SHOWER ROOM

6' 2" x 5' 6" (1.9m x 1.68m)
Obscured double glazed window to side. Shower cubicle, vanity enclosed wash hand basin with mixer tap and cupboard below, w.c. Tiled walls.

OUTSIDE

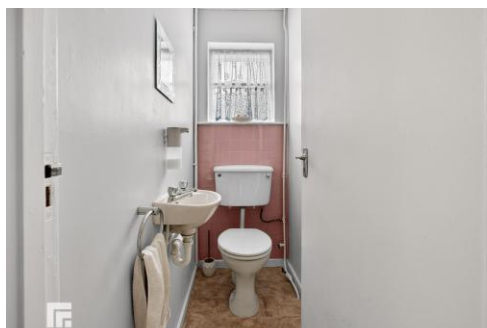
FRONT- Part lawned, driveway to side leading to garage. Gate to side.

REAR- Enclosed with fencing. Mostly laid to lawn.

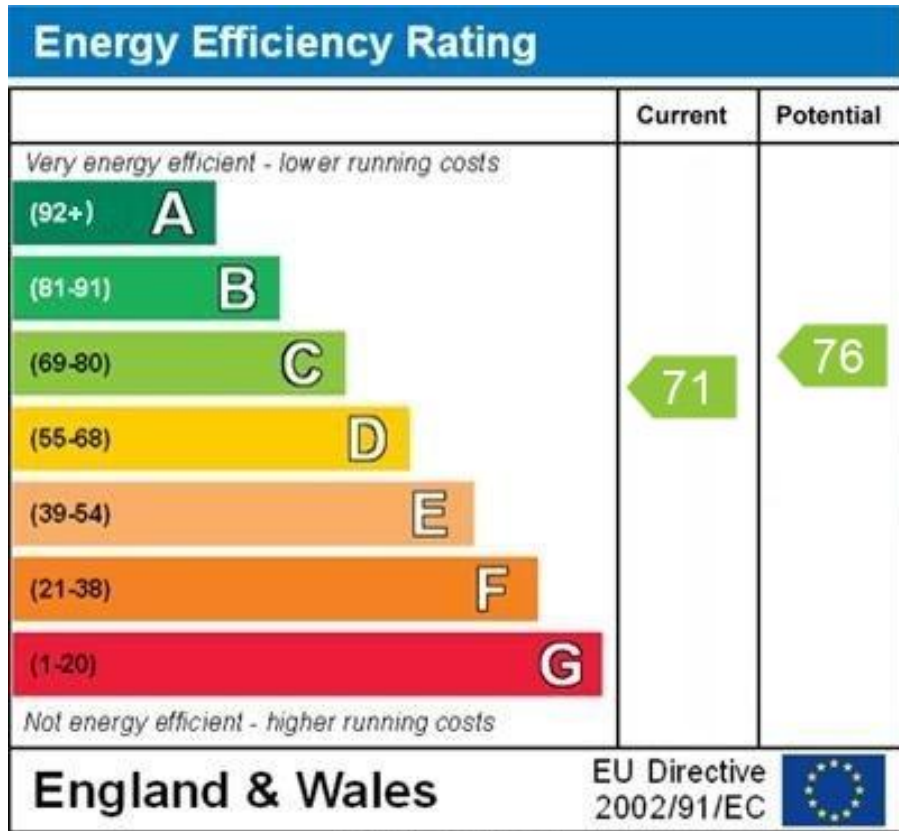
GARAGE- Double glazed uPVC window and door to side. Up and over door to front.



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WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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