



**TWO BEDROOM
MID TERRACE**

**OFF ROAD
PARKING**

**BEAUTIFULLY
PRESENTED**

**DOUBLE
BEDROOMS**

**CLOSE TO LOCAL
AMENITIES**

**MODERN
BATHROOM**

Guide Price £240,000-£250,000

Situated in the popular residential area of Instow Place, Llanrumney, this beautifully presented two-bedroom mid-terraced property offers well-proportioned accommodation ideal for first-time buyers, small families, or investors. The property features two generous double bedrooms and a recently refurbished family bathroom finished to a modern standard. The ground floor provides comfortable living space, while to the rear is a large enclosed garden, perfect for outdoor entertaining or family use.





ENTRANCE HALL

Enter via composite front door, stairs leading to first floor, laminate flooring, painted walls, painted ceiling with coving, door leading to living room, useful storage recess.



LIVING ROOM

Large pvc window to front aspect, laminate flooring, Painted walls complemented by a feature panelled wall, painted ceilings with coving, radiator, Double glass doors providing access to the kitchen/diner.



KITCHEN/DINER

Pvc window to rear aspect, matching wall and base units set on complimentary work surface, double glazed french doors leading to rear garden, gas hob with four burners, composite sink with mixer tap and drainer, integrated electric oven, extractor fan above, space for fridge/freezer and washing machine, painted walls with tiled splash back, painted ceiling with coving, entrance to utility area, breakfast bar, tiled flooring.

LANDING

Painted walls, carpet flooring, doors to aforementioned rooms, door to storage cupboard, painted ceiling with coving.



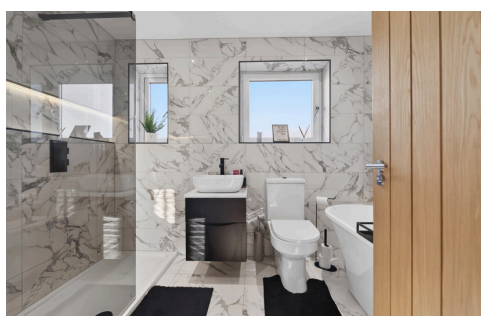
BEDROOM 1

Pvc window to front aspect, door to storage cupboard with housed in boiler, carpet flooring, painted walls, painted ceilings with coving, radiator.



BEDROOM 2

Pvc window to rear aspect, carpet flooring, painted walls, radiator, painted ceiling with coving.



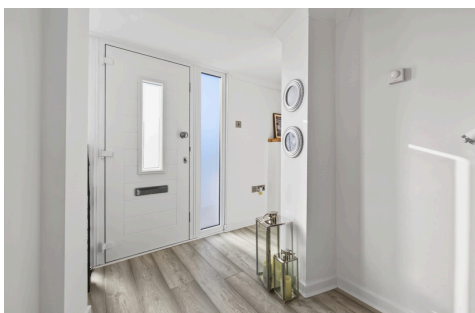
BATHROOM

Walk in shower cubicle with mains fed shower over niches producing lighting, free standing bath with mixer tap and mains fed shower head, ambient lighting throughout bathroom, wall mounted sink set on a vanity unit, 2x pvc windows with obscure glass, tiled walls and ceilings, close couple wc, painted ceiling



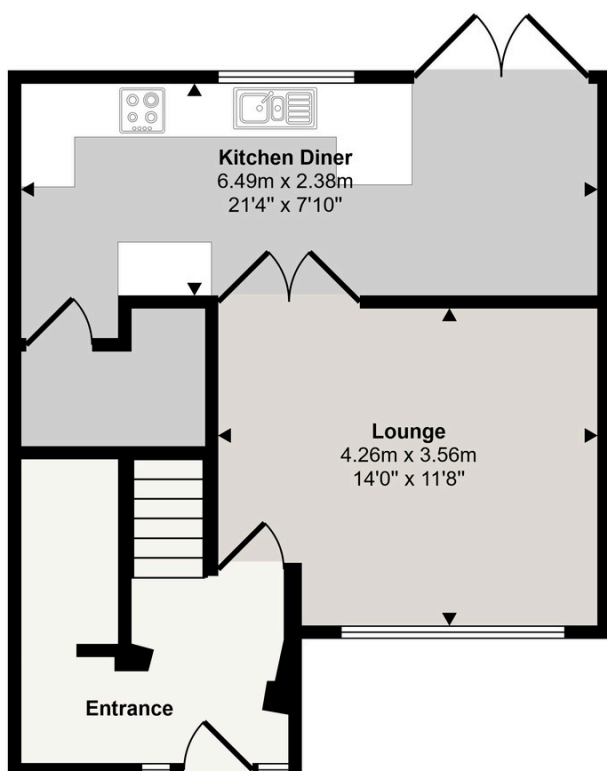
GARDEN

Step onto decking, steps down leading to bottom tier, fenced boundaries, remainder laid to lawn, outdoor socket outlets.

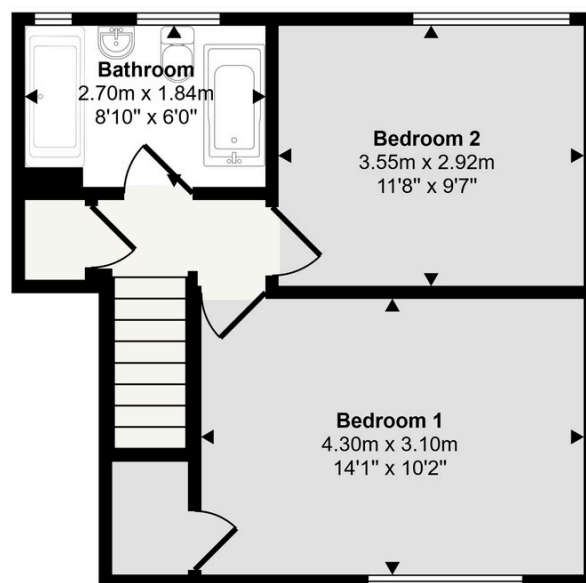




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 44 sq m / 475 sq ft



First Floor
Approx 36 sq m / 387 sq ft

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