



Glenwood, Llanedeyrn Cardiff CF23 6UU

welcome to

Glenwood, Llanedeyrn Cardiff

A three-bedroom mid-terraced family home in the heart of Llanedeyrn, close to local amenities, schools and excellent transport links. Benefiting from a lounge, dining area, fitted kitchen, downstairs WC, detached garage, gas central heating and double glazing. Ideal for families. Viewing recommended

Ground Floor

Entrance

Via a double glazed door to side aspect into:

Hallway

Stairs rising to first floor, radiator, laminate flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring and heated towel rail.

Lounge Area

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed window to front aspect, gas fire with surround and hearth, radiator, laminate flooring, powerpoint and opening to:

Dining Area

11' 2" x 8' 10" (3.40m x 2.69m)

Double glazed patio doors providing access to rear garden, radiator, laminate flooring and powerpoint.

Kitchen Area

11' 2" x 7' 3" (3.40m x 2.21m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated electric hob, double oven and washing machine, cupboard and space for fridge/freezer, extractor, tiled flooring, powerpoints, double glazed window to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

13' 9" x 9' 6" (4.19m x 2.90m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Two

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)

Double glazed window to rear aspect, radiator and powerpoint.

Bathroom

Fitted with a two piece suite comprising bath, WC, wash hand basin, tiled flooring, heated towel rail and double glazed obscure window to front aspect.

Outside

Front

Enclosed with fenced boundaries, mainly laid to lawn with path leading to front entrance.

Rear Garden

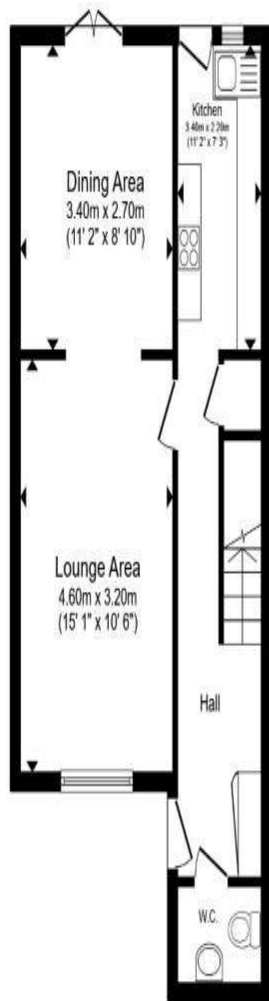
Enclosed, mainly paved with pedestrian door providing access to detached garage.

Detached Garage

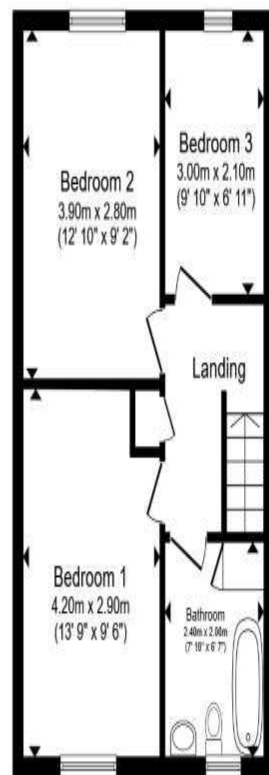
With up and over door.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor

Total floor area 86.8 m² (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Glenwood,
Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge/Dining Area
- Fitted Kitchen/Downstairs WC
- First Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£230,000



view this property online allenandharris.co.uk/Property/ROA115138



Property Ref:
ROA115138 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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