



76 HEOL NANT GLANDULAS
LISVANE
CARDIFF CF14 0AB

ASKING PRICE OF
£575,000



DETACHED HOUSE



4



2



3



1

MGY are pleased to offer for sale this delightful 'Marlow' style Redrow home built in the popular Plas Ty Draw development and fronting an open green area. The property briefly comprises entrance hallway, lounge, kitchen/diner, utility room and wc to the ground floor. Upstairs there are four bedrooms, the master with ensuite, and family bathroom. Outside there are gardens to front and rear and off road parking for 2 cars and garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,270 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is located in the sought after area of Lisvane which is a short distance from Lisvane village with St Denys church, The Griffin public house, convenience store and hairdressers. Well regarded schools in the area and regular public transport to the city centre.

ENTRANCE HALL

Entered via obscured double glazed door. Stairs to first floor. Amtico flooring. Radiator.

LOUNGE

17' 0" x 10' 11" (5.19m x 3.34m)
Double glazed uPVC window overlooking the delightful parkland. Double glazed uPVC window to side. Radiator.

KITCHEN/DINER

14' 9" x 13' 7" (4.52m x 4.15m)
Double glazed uPVC doors to rear garden. Amtico flooring. Radiator. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in fridge/freezer and dishwasher. Built in oven and grill, and 4 ring gas hob with extractor over. Spotlights. Door to:-

UTILITY ROOM

9' 9" x 5' 10" (2.99m x 1.78m)
Obscured double glazed door to rear garden. Double glazed uPVC window to rear. Radiator. Storage cupboard. Plumbing and space for washing machine and tumble dryer. Spotlights. Door to:-

WC

5' 10" x 3' 5" (1.78m x 1.06m)
Obscured double glazed uPVC window to rear. Amtico flooring. Radiator. W.c and wall hung wash hand basin with mixer tap and tiled splash back. Spotlights.

FIRST FLOOR

Stairs and Landing
Double glazed uPVC window overlooking rear garden. Radiator. Access to loft space. Airing cupboard housing hot water tank.

BEDROOM ONE

14' 7" x 10' 11" (4.47m x 3.34m)
Bedroom One - Double glazed uPVC window overlooking the delightful parkland. Fitted wardrobes. Radiator. Door to:-

ENSUITE

8' 0" x 4' 9" (2.46m x 1.47m)
Obscured double glazed uPVC window to front. Tiled floor and part tiled walls. Heated towel rail. Shower cubicle with mains shower, w.c, pedestal wash hand basin with mixer tap. Spotlights.

BEDROOM TWO

12' 6" x 10' 2" (3.83m x 3.12m)
Double glazed uPVC window to front overlooking parkland. Fitted wardrobe. Radiator.

BEDROOM THREE

10' 11" x 10' 10" (3.34m x 3.32m)
Double glazed uPVC window overlooking rear garden. Fitted wardrobes. Radiator.

BEDROOM FOUR

10' 6" x 8' 11" (3.22m x 2.74m)
Double glazed uPVC window overlooking rear garden. Radiator. Fitted wardrobes.



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BATHROOM

8' 0" x 5' 7" (2.44m x 1.71m)

Obscured double glazed uPVC window to side. Tiled floor and part tiled walls. Heated towel rail. Panelled bath with main shower and mixer tap, w.c, pedestal wash hand basin with mixer tap. Spotlights.

OUTSIDE

Rear- paved area, mostly laid to lawn with well stocked borders. Side gate to front.

Front- Off road parking for 2 cars. Garage with up and over door and with power and lighting. Side gate to rear garden.



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GROUND FLOOR



FIRST FLOOR

THE MARLOW

GROUND FLOOR

1 Lounge	17'0" x 10'11"	5.59 x 3.34 m
2 Kitchen/ Dining	14'10" x 13'7"	4.52 x 4.15 m
3 Utility	9'10" x 5'10"	2.99 x 1.78 m
4 Cloak	5'10" x 3'6"	1.78 x 1.06 m
5 Garage	19'9" x 10'0"	6.02 x 3.05 m

FIRST FLOOR

6 Bedroom 1	14'9" x 10'11"	4.47 x 3.34 m
7 Terrace	8'1" x 4'10"	2.46 x 1.47 m
8 Bedroom 2	12'7" x 10'3"	3.82 x 3.12 m
9 Bedroom 3	11'0" x 10'3"	3.34 x 3.12 m
10 Bedroom 4	10'7" x 9'0"	3.22 x 2.74 m
11 Bathroom	8'0" x 5'7"	2.44 x 1.71 m

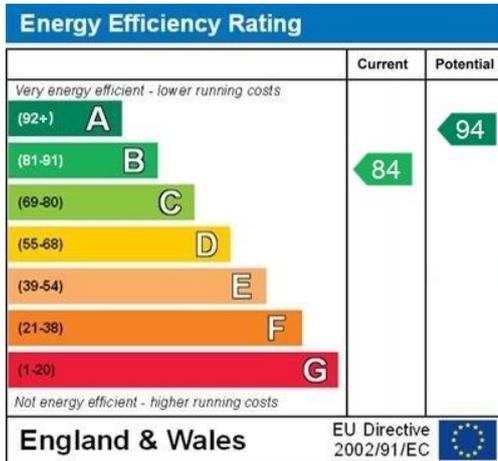


Customer should view this information as an example of the Marlow house type. All dimensions indicated are approximate and the finished floor to be finished to the highest standard. All dimensions are subject to site verification. Please see Sales Contract for further details.

Dimensions shown are taken from all finished surfaces. All dimensions are subject to site verification. Please see Sales Contract for further details.

11 - steps
12 - ridge beam
13 - threshold

14 - landing machine space
15 - window ledge space
16 - window ledge space



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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