



13 Y DERI DUON
LISVANE
CARDIFF CF14 0AA

ASKING PRICE OF
£575,000



DETACHED HOUSE



MGY are proud to offer for sale this exceptional Shaftesbury style detached property, from Redrow's Heritage collection. The property occupies a corner position, flooded with natural light. The property is offered chain free and accommodation comprises entrance hall, downstairs w.c, spacious lounge, kitchen/ dining room and a utility room to the ground floor. On the first floor there are 4 double bedrooms, one with ensuite and a family bathroom. Outside, there is a beautiful sunny garden to the rear with gate leading to the driveway and garage. This fabulous home must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,431 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Door with obscured glazed panel. Amtico flooring. Radiator. Status to first floor. Under stairs storage.

W.C

W.c. Wall hung wash hand basin with mixer tap. Radiator.

LOUNGE

21' 1" x 11' 7" (6.44m x 3.54m)

A impressive lounge, excellent size with double glazed windows to front and side providing plenty of natural light..2 radiators.

KITCHEN/ DINING ROOM

26' 1" x 11' 2" (7.96m x 3.42m)

Double glazed windows to front and side. Double glazed French doors to side leading to rear garden. Amtico flooring. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Double oven and gas hob with extractor hood over. Built in fridge / freezer and dishwasher. 2 radiators. Door to :-

UTILITY ROOM

6' 3" x 6' 4" (1.92m x 1.95m)

Double glazed door to side leading to rear garden. Amtico flooring. Base unit with work surface incorporating stainless steel sink unit and mixer tap. Plumbing and space for washing machine and tumble dryer. Cupboard housing boiler. Radiator.

FIRST FLOOR

STAIRS & LANDING

Airing cupboard housing hot water tank and with storage space. Double glazed window to front. Radiator.

BEDROOM ONE

19' 3" max x 12' 8" (5.87m x 3.88m)

Double glazed window to side. Fitted wardrobes. Radiator. Door to :-

EN-SUITE

Obscured double glazed window to side. Amtico flooring. Tiled shower cubicle with mains shower, wash hand basin with mixer tap, w.c. Chrome heated towel rail. Shaver point.

BEDROOM TWO

11' 3" x 10' 0" (3.45m x 3.05m)

Double glazed window to front. Radiator.

BEDROOM THREE

11' 10" x 8' 0" (3.62m x 2.45m)

Double glazed windows to front and side. Radiator.

BEDROOM FOUR

10' 6" x 8' 3" (3.22m x 2.52m)

Double glazed window to rear. Radiator.

BATHROOM

7' 1" x 6' 7" (2.16m x 2.03m)

Obscured double glazed window to rear. Panelled bath with mixer tap, wash hand basin with mixer tap, w.c. Shaver point. Chrome heated towel rail.

OUTSIDE

A stylish rear garden, mostly Westerly facing. Large decked seating area. Gate to rear leading to driveway/ garage. Lawn. Part paved. Gate to rear leading to driveway and garage.



13 Y DERI DUON, LISVANE, CARDIFF CF14 0AA



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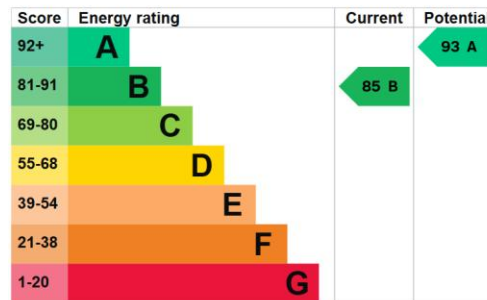
THE SHAFTESBURY

GROUND FLOOR

| | | |
|--------------------------|----------------|---------------|
| 1 Kitchen/Dining/ Family | 25'4" x 11'9" | 7.73 x 3.57 m |
| 2 Lounge | 20'11" x 11'8" | 6.38 x 3.56 m |
| 3 Cloaks | 6'6" x 3'4" | 1.99 x 0.97 m |
| 4 Utility | 6'6" x 5'9" | 1.99 x 1.75 m |

FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| 5 Bedroom 1 | 12'3" x 11'8" | 3.74 x 3.62 m |
| 6 En-suite | 8'6" x 4'5" | 2.58 x 1.35 m |
| 7 Bedroom 2 | 11'0" x 10'0" | 3.35 x 3.05 m |
| 8 Bedroom 3 | 11'11" x 8'4" | 3.62 x 2.55 m |
| 9 Bedroom 4 | 9'10" x 8'1" | 2.81 x 2.45 m |
| 10 Bathroom | 7'5" x 6'9" | 2.26 x 2.05 m |



BIRCHGROVE 029 2052 9026

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



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