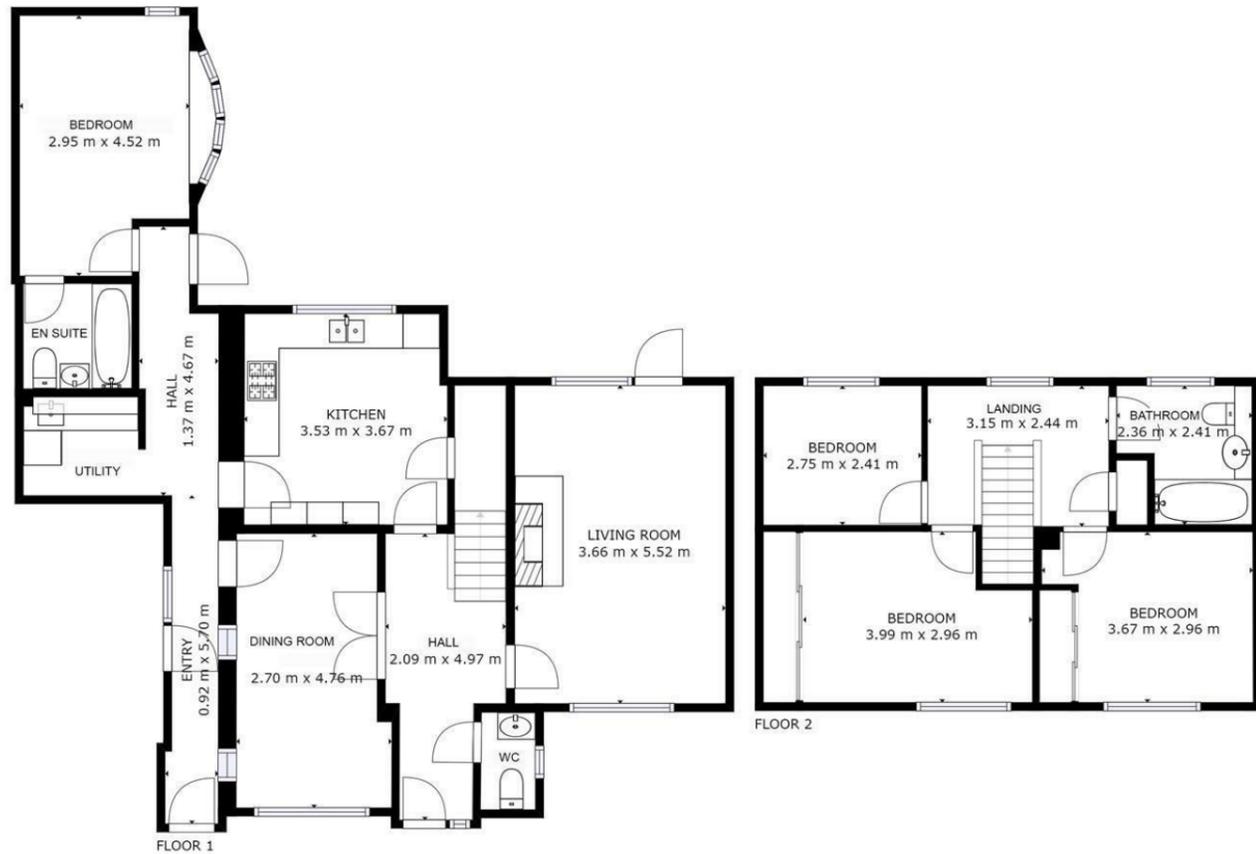




Llyn Close

4 Bedrooms - Cardiff - CF23 6LG - £440,000 Freehold



GROSS INTERNAL AREA
 FLOOR 1: 95 m², FLOOR 2: 47 m²
 TOTAL: 142 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Virtual Reality & 3D Scaled models of all of our properties for sale.
 You can even walk around them on our website



Pontcanna
 223-225 Cathedral Road
 Pontcanna, Cardiff
 CF11 9PP

Roath
 38 Wellfield Road
 Roath, Cardiff
 CF24 3PB

Llanishen
 54 Station Road
 Llanishen, Cardiff
 CF14 5LU

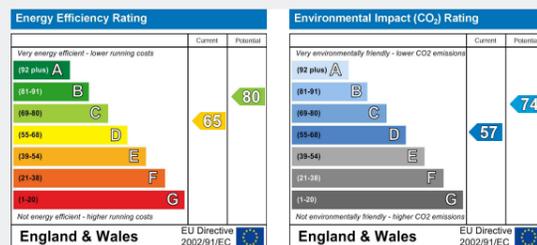
Cathays
 89 Woodville Road
 Cathays, Cardiff
 CF24 4DX

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Front

Good size frontage with front lawn garden with bushes, driveway leading to garage and front entrance

Hall

2.12m x 4.79m (6'11" x 15'8")
Enter via double glazed wood door, wood block floor, stairs to first floor, radiator

WC

Low level toilet, uPVC double glazed window to side, wash hand basin, electric radiator

Lounge

3.69m x 5.56m (12'1" x 18'2")
Carpeted floor, uPVC double glazed windows to front and rear, uPVC double glazed door to garden, fireplace, radiator

Dining Room

2.54m x 4.78m
Carpeted floor, uPVC double glazed window, radiator, door to side passage

Kitchen

3.53m x 3.73m (11'6" x 12'2")
Modern matching wall and base units, fitted oven and microwave, integral dishwasher, inset stainless steel sink and drainer, integral fridge, inset gas hob, fitted extractor hood, wood floor, pantry, uPVC double glazed window to rear, space for table and chairs, door to;

Side Passage

Door to front, rear door to garden, radiator, roof light window, access to loft space

Utility Room

2.03m x 1.82m (6'7" x 5'11")
Wall and base units, inset stainless steel sink and drainer, space for appliances, radiator, roof light window

Bedroom / Rec Room

3.10m x 4.47m
Carpeted floor, uPVC double glazed windows to garden, radiator, door to

Bathroom / En-Suite

1.93m x 1.91m
Low level toilet, pedestal wash hand basin, panel bath, radiator, roof light window, tiled walls

First Floor Landing

Carpeted floor, uPVC double glazed window to rear, built in cupboard, loft access, radiator

Bedroom One

2.47m x 4.04m (8'1" x 13'3")
Carpeted floor, radiator, uPVC double glazed window to front, built in wardrobes with mirrored sliding doors

Bedroom Two

3.58m x 3.00m
Carpeted floor, radiator, uPVC double glazed window to front, built in wardrobes with sliding mirrored doors

Bedroom Three

2.72m x 2.47m
Carpeted floor, radiator, uPVC double glazed window to rear

Bathroom

Low level toilet, wash hand basin vanity unit, panel bath with fitted shower over, glass folding shower screen, tiled walls, radiator, heated towel rail, extractor fan

Garden

Generous size enclosed rear garden, mainly lawn with flower plant beds, paved pathways and patio area, wood built shed.
The garden has a sunny rear aspect

Garage

2.71m x 5.40m
Up and over door to front drive, internal window and door, light and power, offering potential to be converted further

Tenure

Freehold, but this is to be confirmed by your solicitor

Council Tax

Band - G

School Catchment

Lakeside Primary School (year 2019-20)
Note Howardian Primary catchment area yet to be established Applications are welcomed
Cardiff High School (year 2019-20)
Ysgol Y Berllan Deg (year 2019-20)
Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)

Subject to Change and Availability





Located in this quiet cul de sac in the Lakeside / Cyncoed area of Cardiff is this charming detached family home. Boasting spacious accommodation and a versatile layout. Briefly comprising a good size entrance hall, WC, lounge, dining room, kitchen diner, adjoining annex / bedroom with en-suite, and its own entrance, to the ground floor. Upstairs there are three bedrooms and family bathroom. Offering great space internally and externally, this is a perfect family home with potential to extend further. You also have a generous rear garden, drive and integral garage. Tucked away in this idyllic spot yet a short walk from Roath Park Lake, shops and popular local schools such as Lakeside Primary and Cardiff High School. Please see the Virtual Reality tour online

1657.00 sq ft

£440,000 - Freehold

