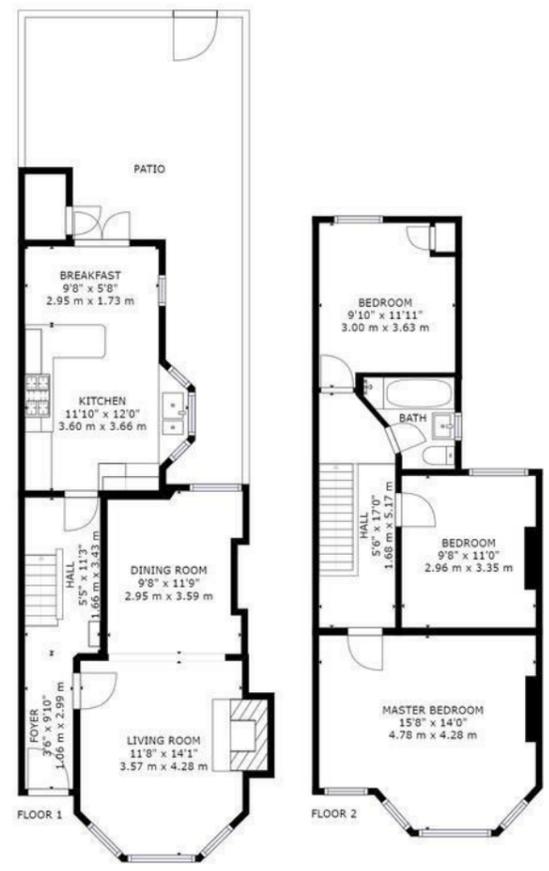




Ilton Road

3 Bedrooms - Cardiff - CF23 5DU - £389,950 Freehold



GROSS INTERNAL AREA
 FLOOR 1: 586 sq ft, 54 m², FLOOR 2: 559 sq ft, 52 m²
 TOTAL: 1145 sq ft, 106 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

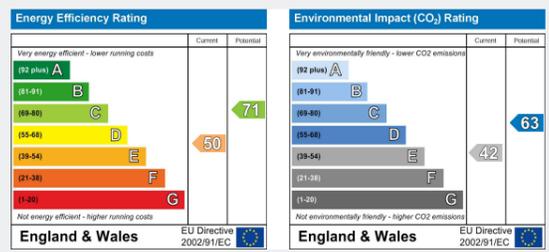
Cathays
 89 Woodville Road
 Cathays, Cardiff
 CF24 4DX

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Entrance Hallway

Enter via stained glass front door onto stunning entrance hallway that still benefits the original tiles and coving. Doors to open plan living and dining as well as open plan kitchen and breakfast room. Stairs to the first floor and radiator. Under stair storage.

Open Plan Living / Dining Room

3.57m x 4.28m / 2.95m x 3.59m (11'8" x 14'0" / 9'8" x 11'9")

Great size living and dining space that benefits original sash windows to the front and window top the rear elevation of the dining area. Engineered flooring, original picture rail and coving as well as benefiting feature fireplace and radiators.

Open Plan Kitchen / Breakfast Room

3.60m x 3.66m / 2.95m x 1.73m (11'9" x 12'0" / 9'8" x 5'8")

Fantastic entertaining and family space. Modern fitted shaker style kitchen with contrasting oak work tops. well designed layout that incorporates the rear bay window to maximise the space. Integrated appliance included Fridge freezer, electric oven and microwave, ceramic sink with mixer tap and drainer, gas hob with stainless steel extractor over, space and plumbing for washing machine and integrated dishwasher. Ceramic tiled flooring, smooth plastered walls and ceiling, French doors leading to the garden and Radiator.

To the first floor

Landing

Carpeted stairs and landing, doors to all three bedrooms and bathroom, loft access via drop down ladder

Bedroom One

4.78m x 4.28m (15'8" x 14'0")

Master bedroom tot eh front aspect that benefits the bay window and additional window, painted floorboards, smooth plastered walls and ceiling and radiator. Double glazed sash windows in the bay with original paneling, picture rail and coving.

Bedroom Two

2.96m x 3.35m (9'8" x 10'11")

Second double bedroom, currently used as a babies room. engineered flooring, smooth plastered walls and ceiling. Double glazed aluminium window to the rear aspect.

Bedroom Three

3.00m x 3.63m (9'10" x 11'10")

Third double bedroom, currently used as a home office and guest bedroom, carpeted flooring, smooth plastered walls and ceiling. Cupboard housing boiler, sash window to the rear aspect.

Bathroom

Fully tiled bathroom suite comprised tiled bath with shower over, pedestal wash hand basin and low level WC. Obscured window to the side aspect and radiator, Smooth plastered ceiling and extractor fan.

Garden

Low maintenance garden to the rear aspect, lane access and walled boundary door to outhouse.

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Band F

School Catchments

My Primary Catchment Area is Marlborough Primary School (year 2019-20) Note Howardian Primary catchment area yet to be established Applications are welcomed

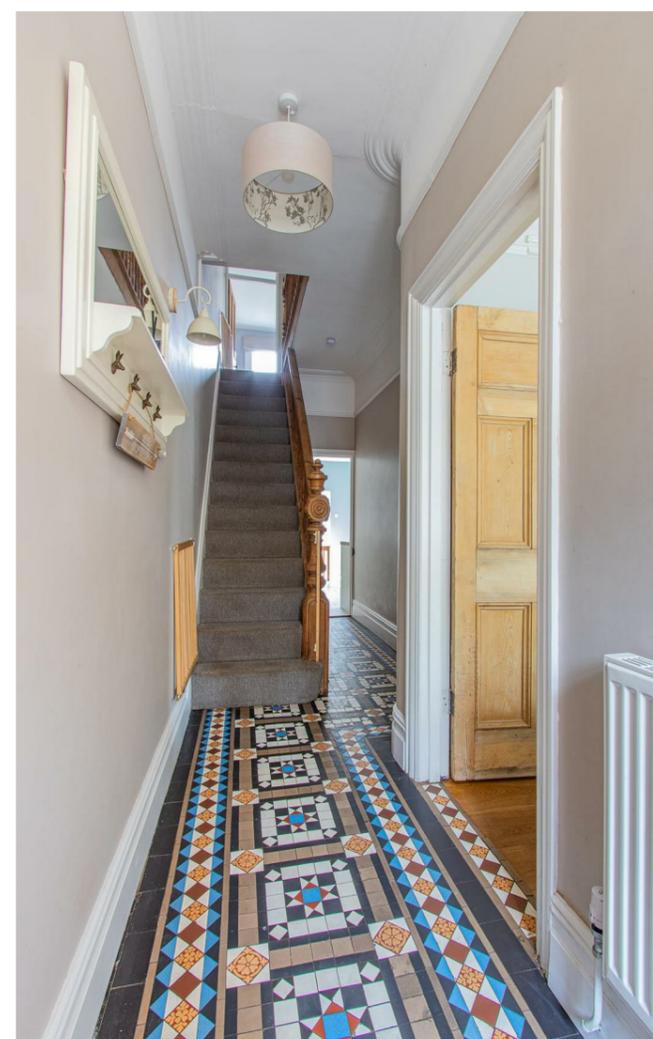
My Secondary Catchment Area is Cardiff High School (year 2019-20)

My Welsh Primary Catchment Area is Ysgol Y Berllan Deg (year 2019-20)

My Welsh Secondary Catchment Area is Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)

Correct at the time of Publication





JeffreyRoss are proud to bring to the market this impressive family home on the popular Ilton road. this Three bedroom terraced family home briefly comprises entrance hallway with original tiled flooring, open plan living and dining room as well as open plan kitchen and breakfast room. To the first floor are three double bedrooms and family bathroom. To the rear is a good size garden for the area. This property is well situated for very good surrounding School catchments and walking distance to the amenities of Wellfield Road, Waterloo Gardens and 'The Pantry'.

Take a good look around our interactive Virtual Viewing located in Virtual tours.

- 3 x double beds
- Kitchen Diner
- Freehold
- Original features
- Lovely location

1145.00 sq ft

