

## Brachley Lane



Total Area: 872 ft<sup>2</sup> ... 81.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

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Roath, Cardiff  
CF24 3PB

Llanishen  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

Cathays  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

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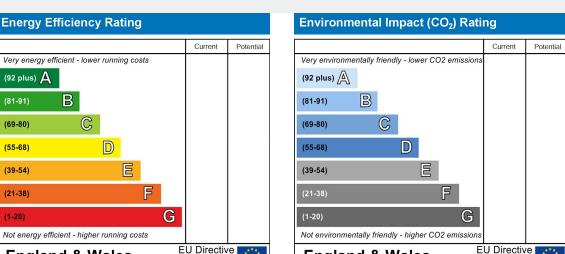
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## Brachdy Lane

2 Bedrooms - Cardiff - CF3 3AS - £210,000 Freehold





### **Open Plan Lounge / Diner**

4.63 x 6.98 (15'2" x 22'10")

Approached via double glazed front door with side window into lounge / diner, double glazed bay window to front, double glazed window to front, two central heating radiators, under-stair storage space, stairs leading to first floor. Cupboard housing electric meter, LVT flooring.

### **Kitchen**

3.89 x 3.63 (12'9" x 11'10")

Double glazed door with side window to rear, double glazed window to side and rear, full range of floor and wall units, Four ring gas hob, built in electric oven, electric extractor fan, space for washing machine, space for American fridge freezer, wall mounted combi boiler, part tiled walls, LVT flooring.

### **Landing**

Access to loft, pull down ladder, part boarded.

### **Bedroom One**

4.59 x 3.65 (15'0" x 11'11")

Double glazed bay window to front, double glazed window to front, central heating radiator, coving.

### **Bedroom Two**

2.13 x 3.29 (6'11" x 10'9")

Double glazed window to rear, central heating radiator.

### **Bathroom**

2.18 x 1.50 (7'1" x 4'11")

Double glazed window to side, three piece white suite comprising of bath with gas shower over, wash hand basin with mixer tap, low level W.C, tiled walls, vinyl flooring, central heating radiator.

### **Summer house**

6.28 x 4.59 (20'7" x 15'0")

Double glazed double doors with side double glazed panels, Fitted kitchen with two ring electric hob, built in electric oven, chrome extractor hood, stainless steel sink with half bowl and mixer tap, space for upright fridge freezer, space for washing machine, en suite with double glazed window to rear, freestanding shower, low level W.C, wash hand basin, wall mounted heated towel rail.

### **Council Tax**

Band D

### **Tenure**

freehold - This is to be confirmed with your legal representative

### **School Catchment**

My Primary Catchment Area is Rumney Primary School (year 2019-20)

Note Howardian Primary catchment area yet to be established Applications are welcomed

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

My Welsh Primary Catchment Area is Ysgol Bro Eirwg (year 2019-20)

My Welsh Secondary Catchment Area is

Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)





Guide Price £210,000 - £220,000  
New to the market is this fantastic two DOUBLE bedroom semi detached home, benefiting from a detached SUMMER HOUSE in the garden. Located in a quiet cul de Sac in Rumney, this property has been well looked after by the current owners and offers a clean modern interior. The accommodation briefly comprises - open plan lounge diner, modern fitted kitchen, two double bedrooms, and first floor bathroom. Outside there is a landscaped low maintenance garden with decked area and artificial turf, making it ideal for children and entertaining. Offered to market with NO ONWARD CHAIN. The property has had planning approval for a double storey rear extension

sq ft

**£210,000 - Freehold**

