

# Llantarnam Road

MYNACHDY, CARDIFF, CF14 3EF

**GUIDE PRICE £295,000**

**Hern &  
Crabtree**





# Llantarnam Road

This three bedroom semi-detached family home has been refurbished by the current owners and presented to a beautiful standard. The property is within close proximity to local amenities, public transport links, M4 and the University Hospital of Wales.

Accommodation briefly comprises of: Entrance hall, living room and modern open plan kitchen/diner to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property further benefits from a large enclosed rear garden and off road parking.

Viewings are recommended, please contact Hern & Crabtree, Whitchurch to enquire.



## Entrance

PVC double glazed door with obscured glass inserts into:

## Hallway

Two double glazed PVC windows to the front, wood flooring, staircase rising to the first floor with newel posts and spindles with under stairs storage cupboard. Feature panelling to walls. Smooth plastered ceiling. Power points. Glass panelled internal doors to:

## Living room

11'1" x 10'11"

A beautifully presented principle reception room. Double glazed PVC window to the front elevation. Wood flooring. Exposed brick chimney breast. Contemporary style radiator. Power points. Smooth plastered ceiling. Coving to the ceiling. TV aerial point.

## Kitchen/Dining room

20'10" x 16'0"

A stylish, contemporary style open plan kitchen/dining space. Double glazed PVC windows to the side and rear with double glazed PVC French doors to the rear garden. Kitchen is very well equipped and fitted with a wide range of matching wall and base units in grey, with rose gold coloured handles and with complementary work tops over. Sunken sink and drainer with mixer tap over. Space for a range cooker with metal splash back and chimney style extractor over. Integrated dishwasher. Integrated washing machine and tumble dryer. Feature kitchen Island unit with storage and wine fridge and space for seating. Space for American style fridge freezer. Wood effect flooring. Contemporary style vertical radiators. Smooth plastered ceiling. Spotlights to the ceiling. Ample space for dining table and chairs. Feature fireplace.

## First floor

## Landing

Access to the loft space with pull down ladder. Smooth plastered ceiling. Smoke detector. Access to all bedrooms and bathroom.

## Bedroom One

16'0" x 9'4" to wardrobes

A beautifully presented light and spacious principle

bedroom with double glazed PVC window to the rear elevation with aspect to the garden. A range of fitted floor to ceiling, wall to wall wardrobes with stylish grey sliding doors. Feature radiator. Smooth plastered ceiling. Power points.

## Bedroom Two

15'0" x 9'2"

A generous second double bedroom with double glazed PVC window to the rear elevation with aspect to the garden. Radiator. Smooth plastered ceiling. Power points.

## Bedroom Three

11'0" x 10'6"

A third double bedroom with double glazed PVC window to the front elevation. Radiator. Power points. Smooth plastered ceiling.

## Bathroom

A contemporary style bathroom fitted with a three piece suite in white comprising: p shaped bath with electric shower over, pedestal wash hand basin and close coupled WC. Tiled flooring. Heated towel radiator. Smooth plastered ceiling. Spotlights to the ceiling. Double glazed window to the front elevation.

## Outside

## Front

To the front of the property is a driveway providing parking facility and side access to the rear of the property.

## Rear

The rear garden is of good size and enclosed by timber fencing. Paved sun terrace area and decking providing good space for outdoor furniture and entertaining. Lawned garden. Play area has bark chippings. Access to the front of the property.

## Tenure

We have been advised by the vendor that the property is FREEHOLD.





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